



Canwell Gate,
Sutton Coldfield, B75 5LQ

Offers Over £760,000

This impressive detached family home brings together space, style, and flexibility across three generous floors with an attractive frontage that creates a strong first impression.

With stunning open views across the surrounding fields, it delivers all the charm of countryside living while still keeping everyday conveniences close at hand.

Offered for sale with no upward chain which provides a smooth and straightforward buying opportunity.

The ground floor welcomes you with a central entrance hall which provides access to three generous reception rooms, including a bright living room, separate dining room, and an additional family room offering flexibility for entertaining, home working, or relaxation. A spacious breakfast kitchen overlooking the rear garden forms the heart of the home with an adjoining utility room off.

The first floor comprises four well-proportioned bedrooms, two of which benefit from fitted wardrobes. There is a generous principal bedroom with en-suite bathroom, a large second bedroom with en-suite and a modern family bathroom serving the remaining rooms.

Occupying the second floor are two further substantial double bedrooms, creating ideal guest accommodation, teenage suites, or additional workspace, centred around a spacious landing area.

Externally, the property benefits from a detached double garage, a spacious driveway, and attractive SOUTH facing well maintained rear garden enjoying a high degree of privacy.

Canwell Gate is located within the popular Harvest Fields development, ideal for access to desirable Little Sutton Primary school and the popular Harvest Fields community centre. Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



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Hall

Living Room 6.76m (22'2") max x 3.99m (13'1")

Dining Room 4.39m (14'5") max x 3.99m (13'1")

Family Room 4.39m (14'5") x 3.99m (13'1")

Breakfast Kitchen 5.11m (16'9") x 4.09m (13'5")

Utility 2.08m (6'10") x 1.85m (6'1")

WC

Double Garage

Landing

Bathroom

Bedroom 1 4.78m (15'8") x 3.96m (13')

En-suite

Bedroom 2 4.14m (13'7") x 4.04m (13'3")

En-suite

Bedroom 3 3.96m (13') x 3.86m (12'8")

Bedroom 4 3.96m (13') x 3.89m (12'9")

Landing

Bedroom 5 4.83m (15'10") x 3.96m (13')

Bedroom 6 4.83m (15'10") x 4.06m (13'4")





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



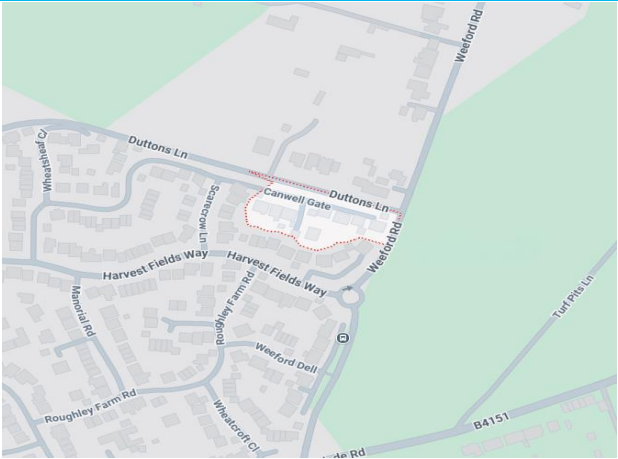
Total area: approx. 268.4 sq. metres (2888.9 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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