



**PAUL
CARR**
Estate Agents
Sales & Lettings

Worcester Lane, Four Oaks,
Sutton Coldfield, B75 5NJ

Offers Over £450,000

Arranged over three floors, this wonderful home offers an abundance of space, making it perfectly suited to modern family living.

The ground floor welcomes you with a spacious front-facing living room, creating the perfect setting to relax and unwind. Flowing seamlessly through to the dining room, the layout offers an inviting space for entertaining guests, enjoying family meals and making lasting memories. The breakfast kitchen provides a practical yet sociable heart to the home, complemented by a separate utility room that adds valuable convenience to everyday life.

Moving to the first floor, you will find three well-proportioned bedrooms, offering comfortable accommodation, alongside a family bathroom.

The second floor, where an additional room provides a fantastic opportunity to create a truly personal space. Whether imagined as a luxurious principal suite, a peaceful home office, a creative studio, a teenage retreat or a private guest haven, this versatile room offers endless options.

The property also benefits from a long rear garden, offering plenty of space to relax, entertain and enjoy outdoor living.

To the fore there is a garage and a spacious driveway providing ample off road parking.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.

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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Living Room
4.93m (16'2") x 3.48m (11'5")

Dining Room
3.51m (11'6") x 2.77m (9'1")

Breakfast Kitchen
4.09m (13'5") x 2.84m (9'4")

Utility

Garage
6.30m (20'8") x 2.42m (7'11")

Bedroom 1
2.97m (9'9") max x 2.97m (9'9")

Bedroom 2
3.56m (11'8") x 2.16m (7'1") max

Bedroom 3
2.36m (7'9") x 2.34m (7'8")

Bathroom
2.13m (7') x 1.85m (6'1")

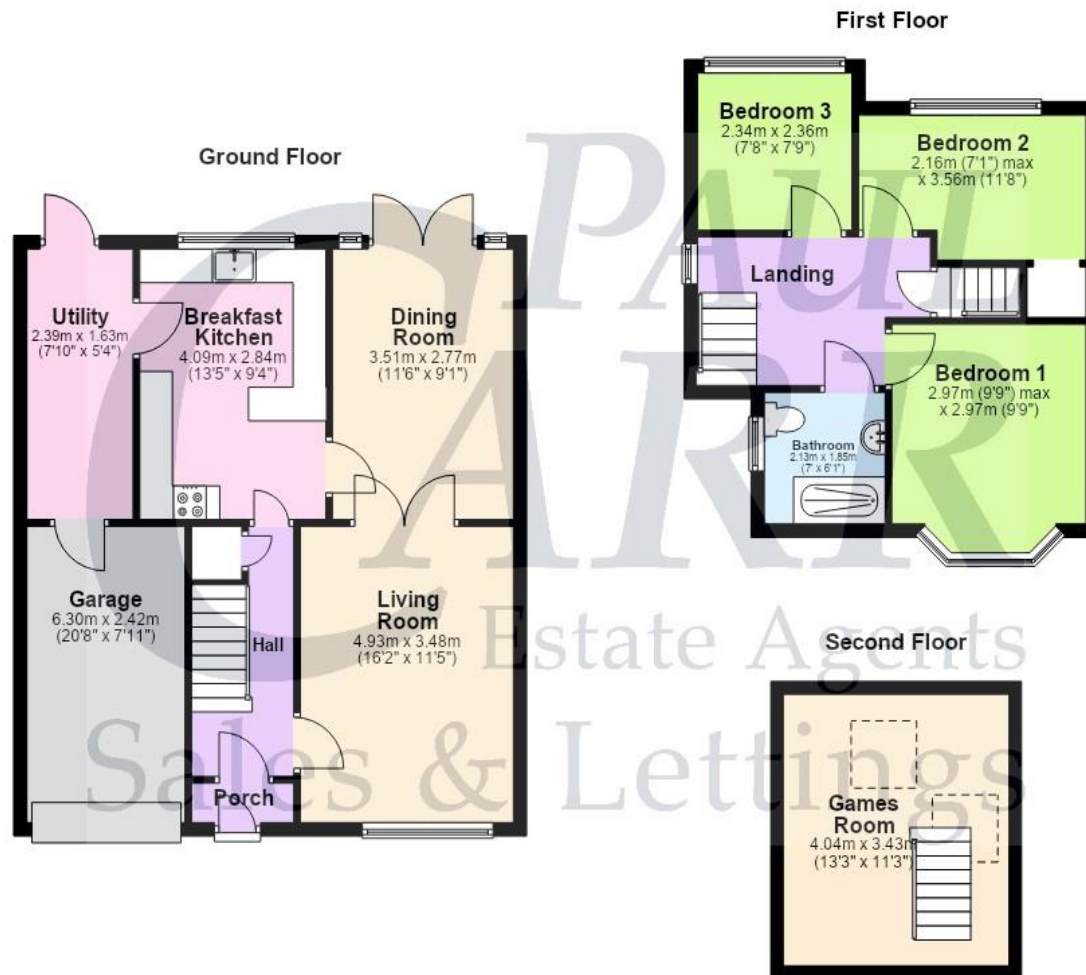
Games Room
4.04m (13'3") x 3.43m (11'3")





Floor Plan

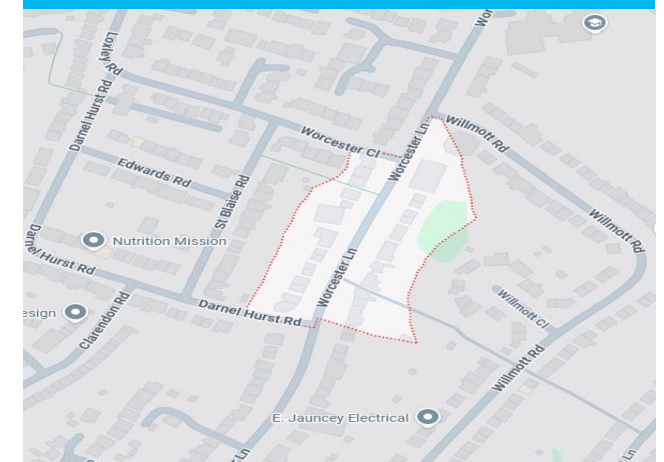
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

Map Location







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Agent's Note:

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