



Weeford Dell, Four Oaks,
Sutton Coldfield, B75 5RU

Offers Over £270,000

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With No Upward Chain & Larger-Than-Average Garden
This well-maintained two-bedroom home is ideally positioned within a quiet and sought-after cul-de-sac, offering a peaceful setting with excellent access to local amenities and transport links.

Benefiting from no upward chain, this property is perfect for those looking to move quickly—whether you're a first-time buyer, downsizer, or investor.

Step inside to find a bright and spacious living room with direct access to the larger-than-average garden, providing a wonderful space for relaxing or entertaining. The separate kitchen offers a practical layout with ample storage and workspace.

Upstairs, there are two generously sized double bedrooms, with bedroom one enjoying its own ensuite. A well-appointed main bathroom serves the second bedroom and guests. Externally, the property includes a garage, and the rear garden is a true highlight—offering more outdoor space than typically found in this area.

Weeford Dell is located within the popular Harvest Fields development, ideal for access to the desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park. 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.





Property Specification

Hall

Living/Dining Room
5.26m (17'3") x 3.84m (12'7")

Kitchen
3.02m (9'11") x 1.88m (6'2")

WC

Garage

Landing

Bedroom 1
3.23m (10'7") x 2.59m (8'6")

En-suite

Bedroom 2
3.84m (12'7") x 2.54m (8'4")

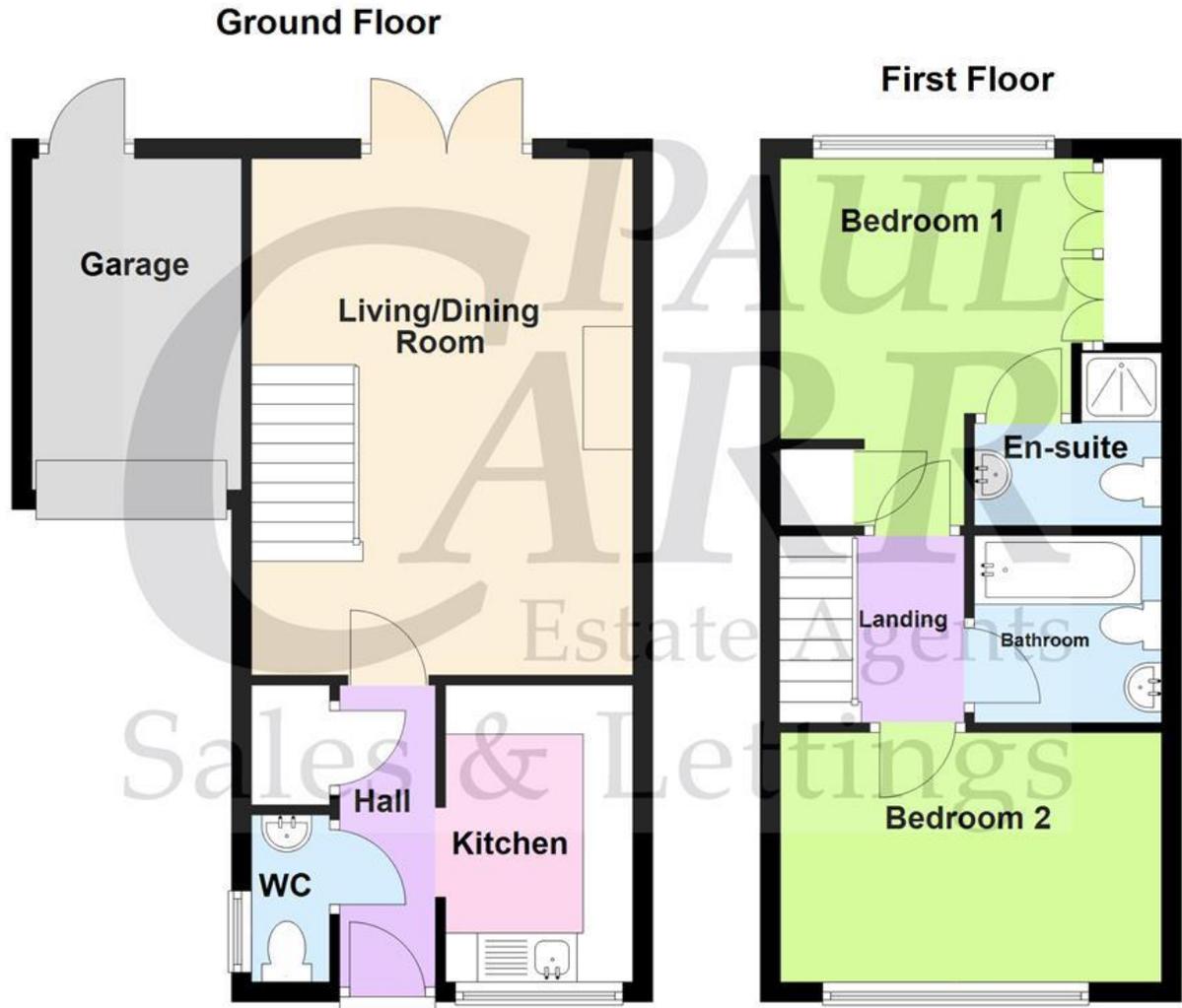
Bathroom

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

