



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

Offers Over £425,000

This house combines stylish features with practical living, making it a comfortable and attractive home – Hurry and make it yours!

Featuring elegant herringbone flooring that runs throughout the entire ground floor, the open-plan through living and dining room is a highlight, boasting a striking feature fireplace that adds warmth and character to the space. Adjacent to this is a bright and airy conservatory, perfect for relaxing and enjoying the view of the garden. The galley kitchen is practical and well-organized. A wc completes the ground floor accommodation.

Upstairs, the home offers three well-sized bedrooms, two of which come with fitted cupboards, providing ample storage space. The spacious bathroom is a luxurious retreat, equipped with both a bathtub and a separate shower, catering to all preferences.

Outside, the large rear garden offers plenty of space for outdoor activities and gardening. The property also includes a garage, accessed via a private road, ensuring privacy and security.

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 shops, bars and restaurants and rail links get you into Birmingham and Lichfield City center within half an hour.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Living Room

3.56m (11'8") x 3.53m (11'7")

Dining Room

3.56m (11'8") x 3.07m (10'1")

Conservatory

Kitchen

4.31m (14'2") max x 2.18m (7'2")

Garage

Landing

Bedroom 1

3.71m (12'2") max x 2.62m (8'7")

Bedroom 2

3.56m (11'8") x 2.62m (8'7")

Bedroom 3

2.67m (8'9") x 2.13m (7')

Bathroom





# Floor Plan

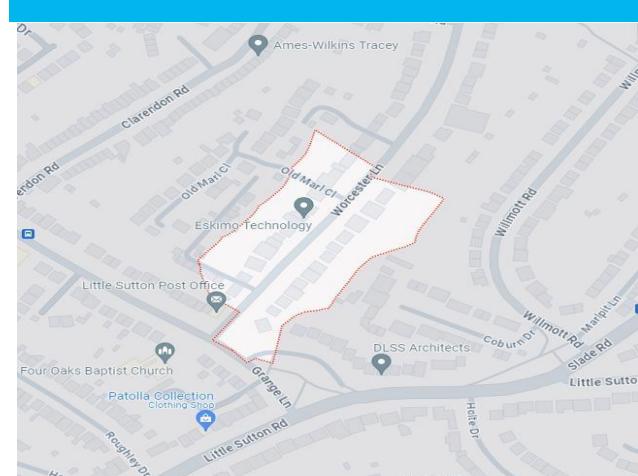
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location







### 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.  
Come on the market: