



**PAUL  
CARR**  
Estate Agents

Homestead Drive, Four Oaks,  
Sutton Coldfield, B75 5LN

Offers in Excess of £390,000

Life at Homestead Close offers the perfect blend of modern comfort and countryside charm. Tucked away in a quiet cul-de-sac, this stylish semi-detached home enjoys a peaceful setting while remaining conveniently close to local amenities and open countryside.

To the front of the property, a bright and welcoming living room features an attractive bay window, creating a warm and inviting space to relax. To the rear, a contemporary open-plan kitchen and dining area provides the heart of the home, enhanced by large sliding doors that open out to the garden, ideal for entertaining and everyday family living. A convenient ground-floor WC and an integral garage complete the ground level.

Upstairs, a spacious landing leads to three well-proportioned double bedrooms, offering flexible accommodation for families, guests, or home working. A modern family bathroom serves the upper floor.

With its desirable location, thoughtful layout, and proximity to beautiful countryside, this home at Homestead Close presents an excellent opportunity for those seeking modern living in a tranquil setting.

**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)**



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Sales & Lettings

Living Room  
3.96m (13') x 3.35m (11')

Open Plan Kitchen/Dining Room  
8.15m (26'9") x 3.45m (11'4")

Garage

Landing

Bedroom 1  
3.74m (12'3") max x 3.35m (11')

Bedroom 2  
3.71m (12'2") x 2.41m (7'11")

Bedroom 3  
4.57m (15') x 1.85m (6'1")

Bathroom





# Floor Plan

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

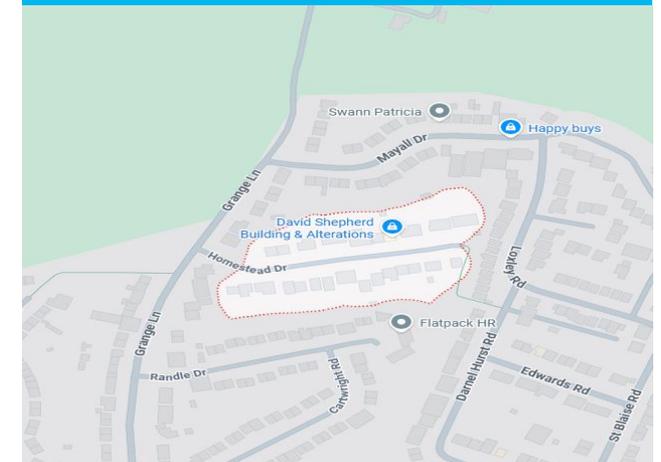


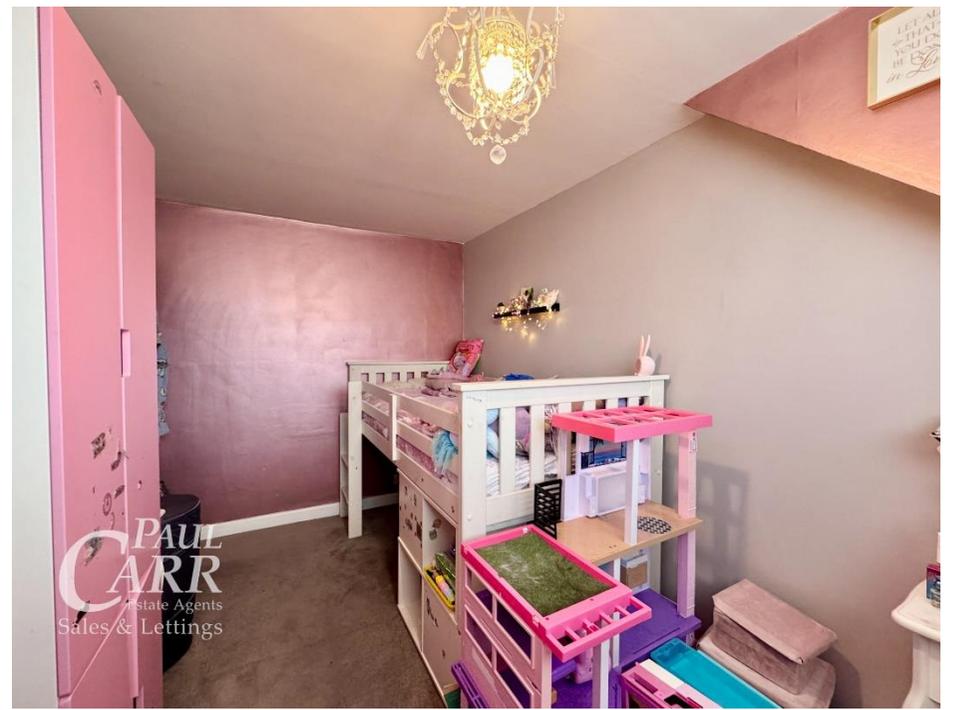
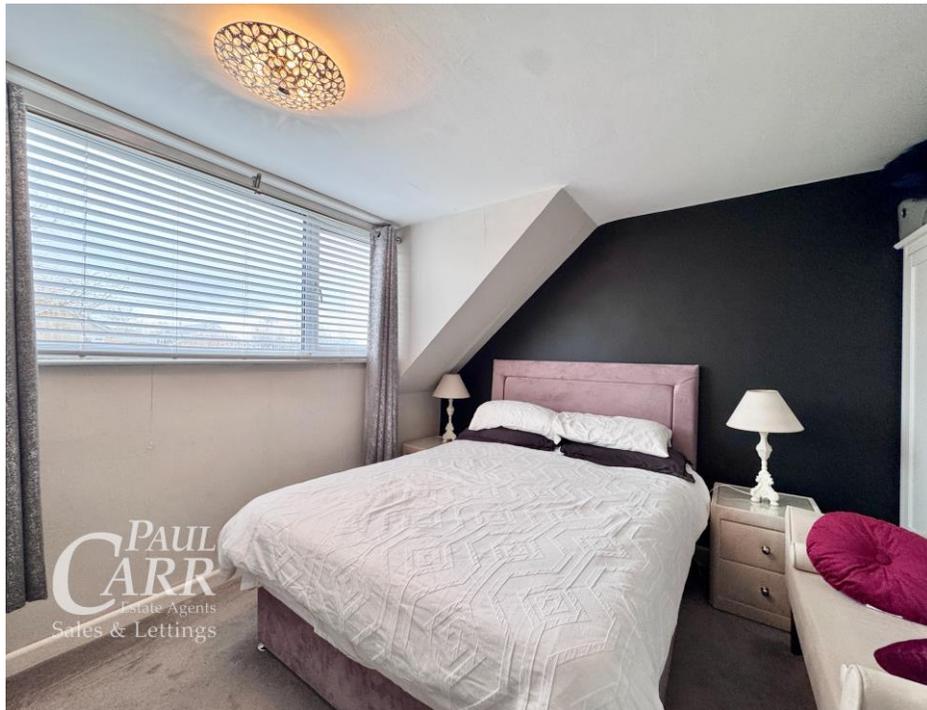
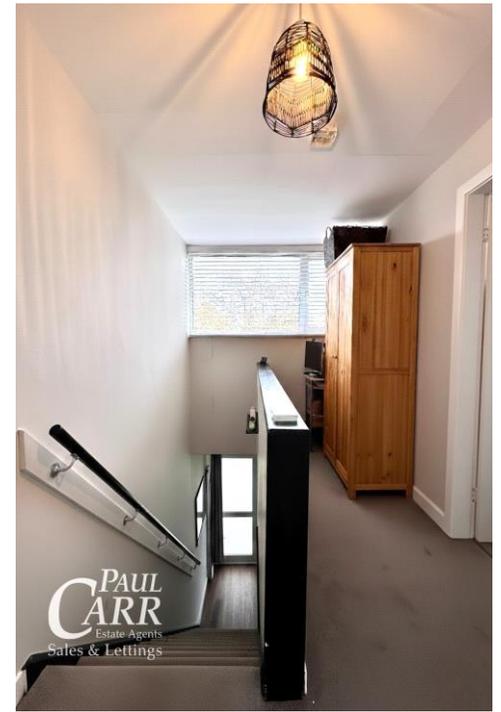
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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	53 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. Came on the market: 9th February 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.