



Ridgewood Drive, Four Oaks,
Sutton Coldfield, B75 6TR

Offers Over £425,000

This quirky home offers a functional layout, and a garage big enough for all your hobbies.

The living room is a welcoming space, enhanced by a beautiful bay window that fills the room with natural light and adds a touch of elegance. Adjacent to it is the formal dining room, perfect for hosting family dinners or entertaining guests in a sophisticated setting. The kitchen is conveniently positioned, serving as the heart of the home with easy access to both the dining and living areas.

Upstairs, you'll find four well-proportioned bedrooms, ideal for accommodating family or guests, Bedroom one enjoys a shower room and the family bathroom services the remaining accommodation.

Outside the property benefits from a patio and a well tended lawn and to the front is the driveway providing access to the garage that spans the full length and width of the house, providing ample room for multiple vehicles, storage, or even a workshop space.

Within easy reach of highly regarded schools for all age group, as well as Four Oaks train station, this modern detached family home is set in a popular cul-de-sac location approached via Dower Road. Residing within walking distance of St Josephs School and Coppice School, local amenities and public transport this property is not to be missed and encouraged to viewed in order to be fully appreciated.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.72m (15'6") x 4.42m (14'6")

Kitchen
3.63m (11'11") max x 3.18m (10'5")

Dining Room
3.63m (11'11") x 2.74m (9')

WC

Garage

Landing

Bedroom 1
4.61m (15'1") x 3.38m (11'1")

Bedroom 2
3.94m (12'11") x 3.33m (10'11")

Bedroom 3
3.66m (12') x 2.69m (8'10")

Bedroom 4
2.77m (9'1") x 2.64m (8'8")

Bathroom





Floor Plan

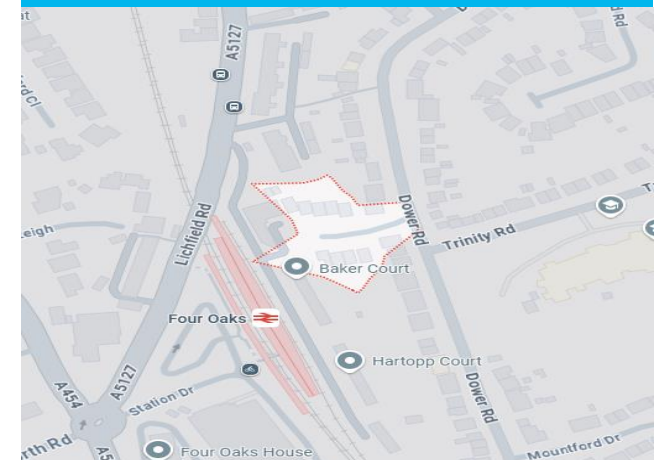
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 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.
Came on the market: