



Four Oaks Common Road, Four Oaks,  
Sutton Coldfield, B74 4NW

Offers in the Region Of £525,000

This detached cottage stands proudly, its presence both inviting and slightly imposing, with a unique blend of charm and quirkiness – yet modern, offering character-rich spaces and thoughtful details that make it a unique and truly inviting home.

A spacious living room filled with warmth and charm. Large windows flood the room with light, and one of them opens directly onto the rear garden, creating a seamless connection to the outdoors. A snug room off the main living area offers a smaller, more intimate space that could serve as either a reading nook or a home office. Beyond the snug room lies the garden room, an oasis within the home. With views of the greenery outside, this room feels serene and private—a perfect retreat for moments of relaxation or enjoying the changing seasons. The dining room with a log burner is bright and open, thanks to its dual-aspect windows that bring in light and fresh air. With views in two directions, this space feels welcoming and lively, making it ideal for family meals or gatherings with friends.

Upon entering, the kitchen, the heart of the home, combines rustic charm with practical design. Equipped with a range master stove, it's both a functional workspace and a welcoming place to gather. The utility room offers a practical extension of the space. A quaint ground-floor bathroom is positioned for convenience, thoughtfully designed with fixtures that mirror the cottage's style.

All bedrooms are spacious and enjoy large windows and Bedroom one enjoys added closet space. The upstairs bathroom serves all four bedrooms, providing both style and function.

Stepping outside, the rear garden is designed as an extension of the home's charm. It's a peaceful retreat that invites you to enjoy the beauty of each season—a perfect spot for reflection, gatherings, or quiet enjoyment.

Situated in the heart of Mere Green, this home enjoys a prime location close to schools and train stations, making daily life incredibly convenient. Furthermore, it offers the luxury of walking distance access to both Mere Green and the sprawling beauty of Sutton Park.



Living Room  
5.65m (18'6") x 3.96m (13')

Dining Room  
4.10m (13'5") x 3.40m (11'2")

Kitchen  
3.96m (13') x 3.84m (12'7")

Snug/Home Office  
3.35m (11') x 2.51m (8'3")

Garden Room

Utility  
2.29m (7'6") x 2.16m (7'1")

Bathroom

Garage

Landing

Bedroom 1  
4.27m (14') x 3.48m (11'5")

Bedroom 2  
3.99m (13'1") x 3.45m (11'4")

Bedroom 3  
4.01m (13'2") x 2.92m (9'7")

Bedroom 4  
3.02m (9'11") x 2.92m (9'7")

Bathroom





# Floor Plan

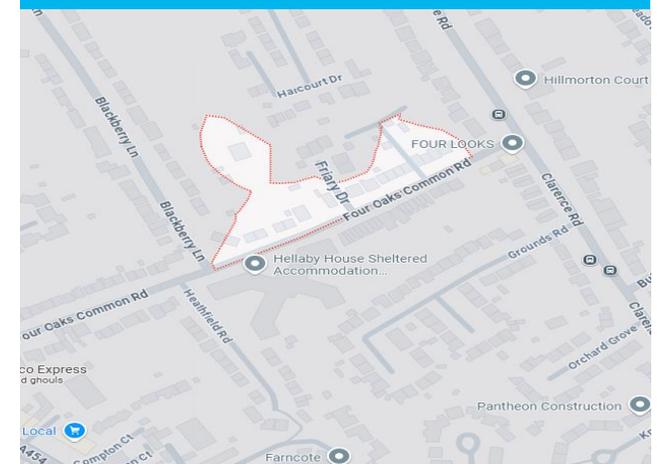
This floor plan is not drawn to scale and is for illustration purposes only

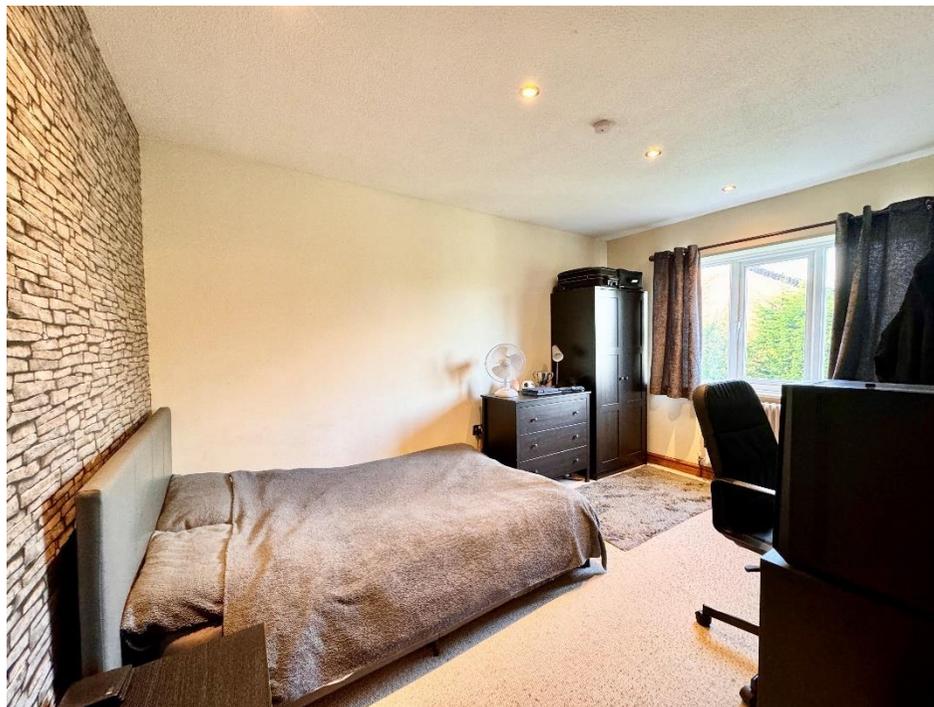


## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	57 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: