



Heath Croft Road, Four Oaks,  
Sutton Coldfield, B75 6RN

**Offers in Excess of £750,000**

This fantastic family home is ideal for those who are looking to really upgrade their living situation and ensure that they are residing in a top quality house for many years to come.

Picture a spacious home with a grand, expansive living room adorned with plush sofas and large windows inviting ample natural light. Adjacent to it lies a beautifully designed conservatory, offering a serene space to enjoy nature's beauty all year round. Moving on, there's a separate dining room with elegant decor, perfect for hosting gatherings or enjoying intimate family meals. The kitchen boasts modern appliances and plenty of space for culinary adventures. And lastly, tucked away for productivity, a cozy yet functional home office space awaits, providing an ideal environment for work or study. Together, these spaces create a harmonious blend of comfort, style, and functionality within the home. The WC and the double garage complete this floor.

As you venture to the first floor, a beautiful galleried landing with dual windows draws you in and provides access to five double bedrooms, two with ensembles. Bedroom one further enjoys a balcony, ideal to indulge in a glass of wine. A family bathroom completes this floor.

Outside, private lawned rear gardens enjoy a patio and there servicing a double garage with electric up and over entrance door to the front and an expanse driveway providing ample off road parking.

Heath Croft road provides an excellent location for access to highly regarded local schools and major road links are just a short commute. The shops, bars and restaurants of the Mulberry Walk development in Mere Green can also be reached on foot alongside train links with direct routes into Birmingham and Lichfield City Centres.

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)







Porch

Hall

Living Room 6.27m (20'7") x 4.42m (14'6") max

Conservatory

Dining Room 5.46m (17'11") x 2.92m (9'7")

Kitchen 4.78m (15'8") x 4.14m (13'7")

Office 4.90m (16'1") x 2.54m (8'4")

WC

Double Garage

Galleried Landing

Bedroom 1 4.57m (15') x 4.06m (13'4")

Balcony 1.80m (5'11") x 1.59m (5'3")

En-suite

Bedroom 2 4.09m (13'5") x 3.58m (11'9") max

En-suite

Bedroom 3 3.86m (12'8") x 3.20m (10'6")

Bedroom 4 3.86m (12'8") x 3.12m (10'3")

Bedroom 5 2.59m (8'6") x 2.51m (8'3")

Bathroom







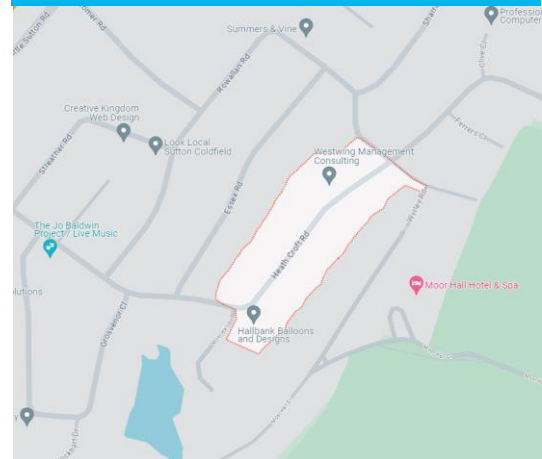
## Floor Plan



## Energy Performance

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71 C    | 76 C      |
| 55-68 | 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: