



Wheatcroft Close,  
Sutton Coldfield, B75 5SU

Offers Over £350,000

This is a spacious three-story home with a well-thought-out layout and no upward chain, making it an attractive option for buyers looking for a smooth purchase process.

The ground floor features a welcoming living room that seamlessly connects to a bright conservatory, offering a perfect space for relaxation or entertaining. At the front of the property, the kitchen provides a practical and convenient cooking area. The home also benefits from a garage for additional storage or parking.

On the first floor, there are two generous double bedrooms, accompanied by a family bathroom. The second floor is dedicated to a private retreat, featuring a large bedroom with its own dressing room and an en-suite bathroom, creating a luxurious and secluded space.

The outdoor area is a highlight, with a beautifully maintained garden that includes a charming two-story Wendy house, adding a unique and playful feature to the property.

Wheatcroft Close is located within the popular Harvest Fields development, ideal for access to the desirable Little Sutton Primary school and the popular Harvest Fields community centre which offers a range of activities and classes for all ages, along with the surrounding green and park.

Nearby Mere Green centre has a wealth of amenities including Mulberry Walk which offers a range of bars, bistros and cafes plus there are several supermarkets and nearby train links from Four Oaks station offer direct routes into Birmingham & 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)







**Hall**

**Living Room**  
4.62m (15'2") x 3.94m (12'11") max

**Conservatory**

**Kitchen**  
3.63m (11'11") x 1.85m (6'1")

**WC**

**Garage**

**Landing**

**Bedroom 1**  
3.96m (13') x 3.20m (10'6")

**Bedroom 2**  
3.94m (12'11") x 2.66m (8'9")

**Bathroom**

**Landing**

**Bedroom 1**  
3.84m (12'7") x 2.39m (7'10")

**Bathroom**

**Dressing Room**  
2.95m (9'8") x 1.24m (4'1")

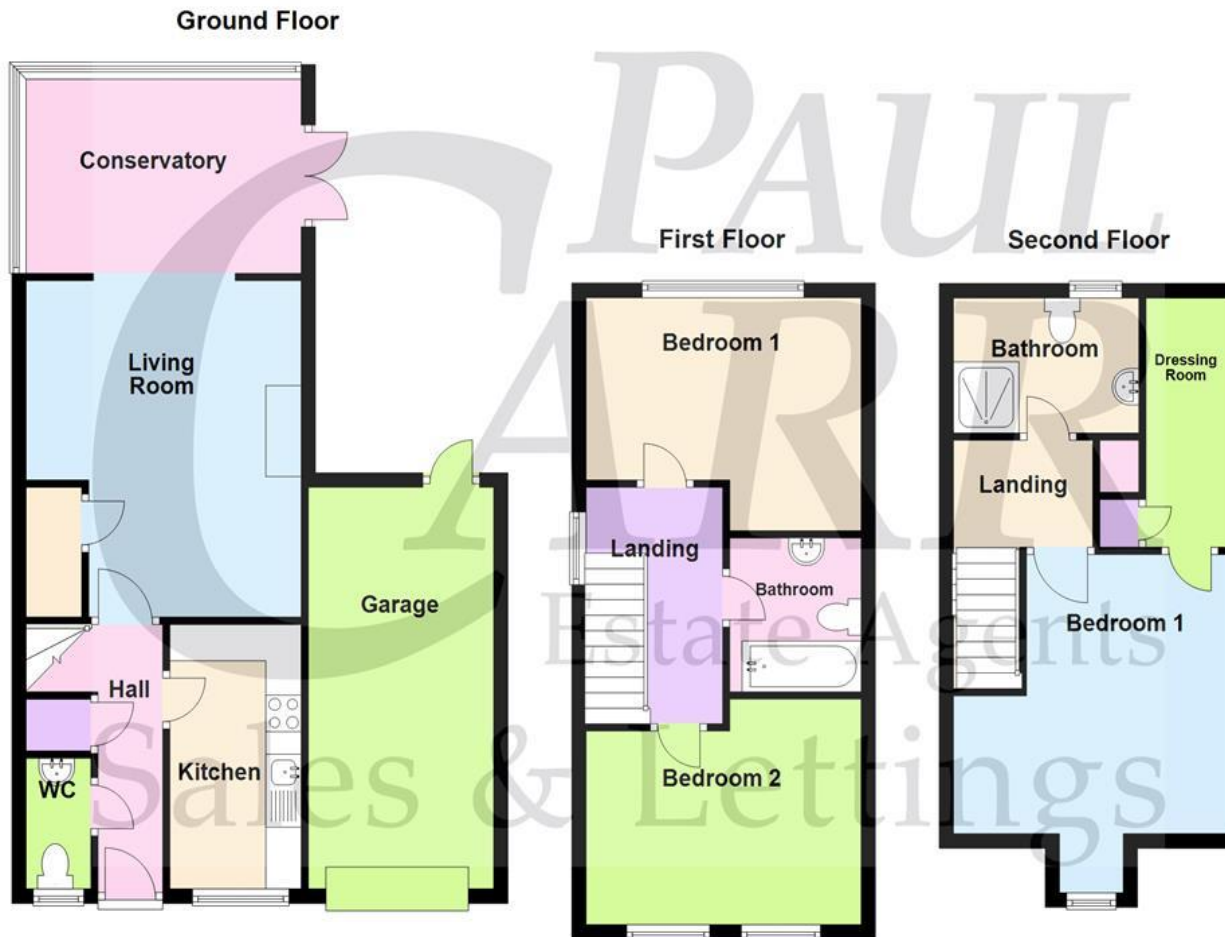






# Floor Plan

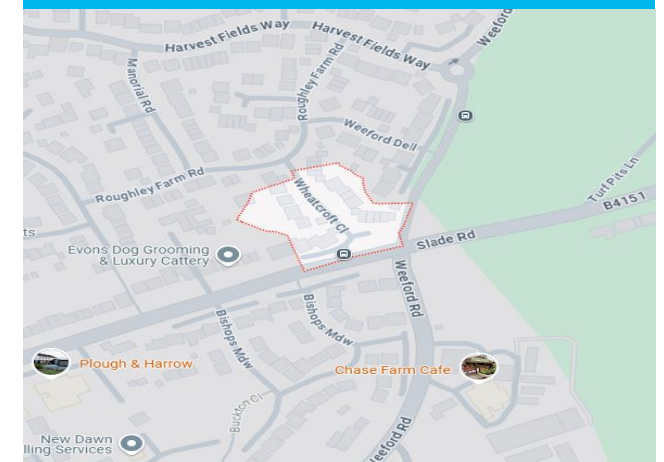
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	80 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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: