



Scarecrow Lane, Four Oaks
Sutton Coldfield, B75 5TU

OIEO £295,000

Perfect for anyone looking for a stylish home located in a fantastic position within the popular Harvest Fields Development.

The ground floor features a well-proportioned living room, ideal for relaxing or entertaining. The breakfast kitchen offers a cozy dining space and leads to a bright conservatory, which provides access to the garden and the garage. There's also a convenient wc on the ground floor to complete the accommodation.

Upstairs, you'll find two comfortable bedrooms, one benefitting from built-in wardrobes, offering plenty of storage space. The family bathroom completes this floor.

Outside, the garden is well-kept, providing a pleasant outdoor space. At the front, there's a driveway, while the garage is situated at the rear of the property.

Scarecrow Lane is ideal for access to highly regarded schools such as Little Sutton Primary and the popular Harvest Fields community centre offering a range of activities and classes for all ages, along with the surrounding green and park. Close by is Mere Green centre offering a range of bars, bistros and cafes, and nearby train links from Four Oaks station offer direct routes into Birmingham & Lichfield City Centres.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is C payable to Birmingham City Council.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.90m (16'1") x 2.87m (9'5")

Kitchen/Breakfast Room
3.84m (12'7") x 3.25m (10'8")

Conservatory

WC

Garage

Landing

Bedroom 1
3.35m (11') x 3.05m (10')

Bedroom 2
3.07m (10'1") x 2.00m (6'7")

Bathroom





Floor Plan

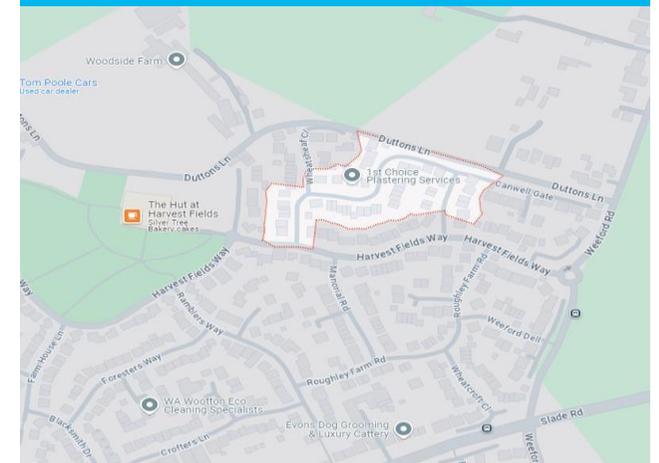
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 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: