



Weeford Dell, Four Oaks,
Sutton Coldfield, B75 5RU

£385,000

With its tasteful interiors, well-considered layout, and timeless appeal, this home offers an exceptional lifestyle across all three levels.

The ground floor welcomes you with a gracious living room complete with a charming fireplace, creating a warm and inviting ambiance. The dining room opens onto the private garden—perfect for al fresco dining and effortless entertaining. An integral garage adds both convenience and practicality.

On the first floor, you'll find two generously proportioned double bedrooms along with a beautifully finished bathroom, providing comfort and versatility for family or guests.

The second floor is dedicated to a luxurious principal suite, featuring a spacious double bedroom, a spacious dressing room, and a stylish separate bathroom, offering a private sanctuary at the top of the home.

The low-maintenance rear garden features smart landscaping with paved and planted areas, offering a private, stylish space to relax or entertain with minimal upkeep.

Weeford Dell 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



Hall

Living Room

4.62m (15'2") x 3.89m (12'9") max

Dining Room

4.11m (13'6") x 2.92m (9'7")

Kitchen

3.61m (11'10") x 1.88m (6'2")

WC

Garage

Landing

Bedroom 2

3.88m (12'9") x 2.62m (8'7")

Bedroom 3

3.94m (12'11") x 2.69m (8'10")

Bathroom

Landing

Bedroom 1

3.71m (12'2") x 2.47m (8'1")

Dressing Room

3.00m (9'10") x 1.25m (4'1")

Bathroom





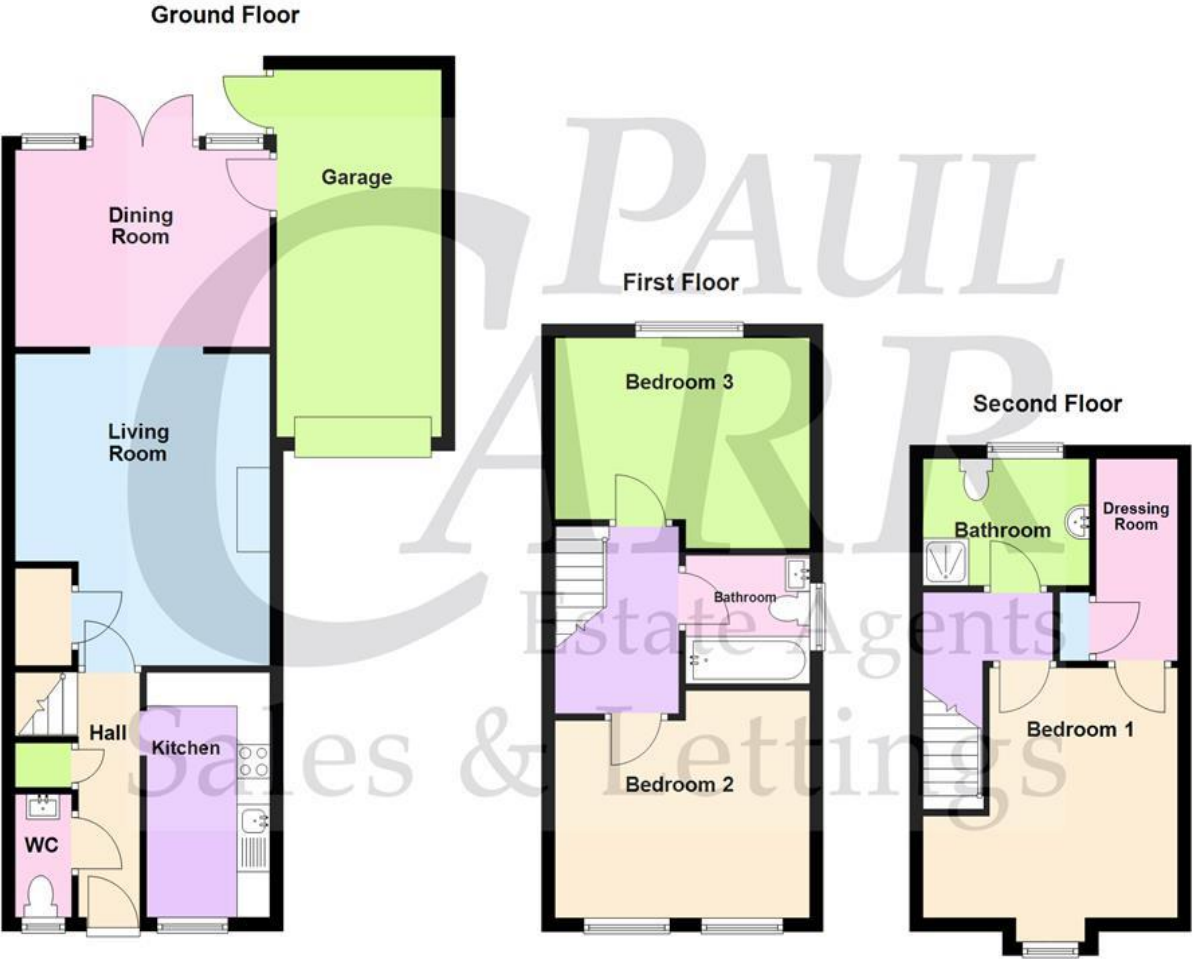
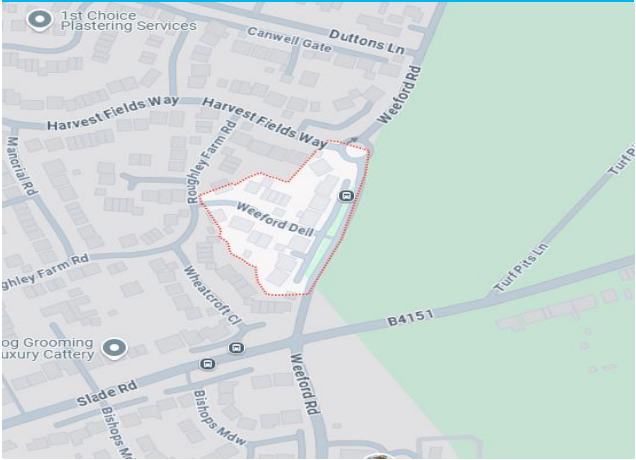
Floor Plan

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		82 B
69-80	C	72 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: