



23 Crockford Drive, Four Oaks, Sutton Coldfield, B75 5HH

**PAUL
CARR**
Estate Agents

EXCLUSIVE AND RURAL HOMES

Offered with no upward chain is this imposing modern four bedroom detached family home located on this quiet drive off Hill Village Road in the much sought after Four Oaks area of Sutton Coldfield.

A spacious family home which offers excellent size light and airy accommodation throughout. The block paved driveway provides ample off street parking for numerous vehicles and access to the garage/store. Entered from the side of the property, the light and airy hall leads to a family room to the front elevation and a guest cloakroom, whilst the through living room provides open access into the spacious dining area with a large feature bay window with central door opening out onto the landscaped rear gardens. The contemporary breakfast kitchen provides a range of base and wall units with space for a range cooker, breakfast table and double casement doors opening out onto the gardens to the rear and a utility room off providing access into the garage/store to the front. The property benefits from cost saving solar panels and an excellent energy performance rating of A.

To the first floor are four double bedrooms, the master suite is complemented with its own dressing area and en-suite shower room. The remaining three bedrooms are serviced by the principal family bathroom with bath and shower cubicle. Outside, there are delightful private mature gardens with perimeter fencing and a good size decked area ideal for entertaining.

The property is ideal for access to the newly developed Mulberry Walk where there is a wide selection of stores, restaurants, bars, bistros, hairdressers, opticians, doctors' surgeries and grocery stores including Sainsbury's, M&S Foodhall and Waitrose.

For schooling there is an excellent selection of primary and secondary schools within walking distance of the property or there are additional private, grammar and state schools readily available within the heart of Sutton Coldfield.

This delightful and well presented home has easy access to rail networks via the cross-city line and major road networks including A5, A38, M42 and M6 Toll for destinations further afield

Tenure

We can confirm that the property is Freehold

Council Tax Band

Band E payable to Birmingham City Council

Viewings

Strictly via appointment through our Four Oaks Office via fouroaks@paulcarrestateagents.co.uk, erh@paulcarrestateagents.co.uk or 0121 308 5511/3737.



Ground Floor

Hall

Guest cloakroom/w.c.

Living Room 16' 5" x 10' 5" (5.00m x 3.17m)

Dining Area 11' 1" x 8' 8" (3.38m x 2.64m)

Kitchen/Breakfast Room 20' 8" x 8' 8" (6.29m max x 2.64m)

Utility Room 6' 11" x 4' 7" (2.11m x 1.40m)

Sitting/Family Room 12' 0" max x 11' 9" max (3.65m x 3.58m)

First Floor

Gallery Landing 11' 11" x 7' 0" (3.63m x 2.13m)

Master Bedroom 12' 2" x 11' 9" (3.71m x 3.58m)

Dressing Room 9' 0" x 5' 2" (2.74m x 1.57m)

En-suite 7' 7" x 3' 10" (2.31m x 1.17m)

Bedroom Two 16' 5" x 10' 4" (5.00m x 3.15m)

Bedroom Three 11' 8" x 8' 10" (3.55m x 2.69m)

Bedroom Four 8' 10" x 8' 8" (2.69m x 2.64m)

Bathroom 8' 6" x 8' 3" (2.59m x 2.51m)

Outside

Garage 13' 6" max x 8' 7" max (4.11m x 2.61m)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		97	98
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: 23 Crockford Drive			

Ground Floor



First Floor







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