



Tucked away in a quiet cul-de-sac, this modern detached home has serious wow-factor — stylish, spacious, and packed with features you'll fall in love with. Step through the door into a bright, roomy hall that sets the scene for what's to come.

To the right, there's a cosy family room — perfect for movie nights or curling up with a book. The living room is a real showstopper, with an inviting inglenook fireplace and doors that open straight out to the garden. The dining room, complete with statement pendant lights, is ready for memorable evenings, and can be closed off via pocket doors. The kitchen is sleek and practical, with a handy breakfast bar that's ideal for coffee catch-ups or family breakfasts. A downstairs WC adds convenience to the ground floor.

Need extra space? The self-contained annexe has you covered! With an open-plan living area and kitchenette, a bedroom with great storage, and a modern bathroom, it's perfect for guests, grown-up kids, or even a potential Airbnb opportunity.

Upstairs, you'll find three generous double bedrooms, each with a bright and airy feel. The main bedroom steals the spotlight with its own ensuite and dressing room — a little slice of luxury to start and end your day.

Outside, the mature rear garden is private and peaceful. The cherry on top? A fantastic garden room complete with living, dining, and bar areas. It's the ultimate hangout spot for summer parties, game nights, or simply chilling out.

Belwell Drive enjoys a fantastic location for access to all of the local amenities provided within Mere Green. Within walking distance to Mulberry Walk development boasts cafes, bistros and M&S food hall and local doctors, chemists, hairdressers can all be accessed just a short walk away. Access to Four Oaks Train Station is also accessible on foot and direct routes lead to both Birmingham and Lichfield City Centres. Local schools for all ages are highly regarded and also within close proximity along with the delights of Royal Sutton Park.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
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Porch

Hall

Living Room 5.79m (19') x 4.91m (16'1") max

Dining Room 3.58m (11'9") x 3.30m (10'10")

Family Room 3.91m (12'10") x 3.91m (12'10")

Kitchen 5.23m (17'2") x 3.78m (12'5")

WC

Garden Room

Inner Hallway

Annex Living Room/Kitchenette 4.96m (16'3") x 4.83m (15'10")

Annex Bedroom 3.61m (11'10") max x 2.49m (8'2")

Annex Bathroom

Landing

Bedroom 1 4.65m (15'3") x 3.91m (12'10")

Dressing Room 2.26m (7'5") x 1.75m (5'9")

En-suite

Bedroom 2 3.66m (12') x 3.63m (11'11")

Bedroom 3 3.66m (12') x 3.63m (11'11")

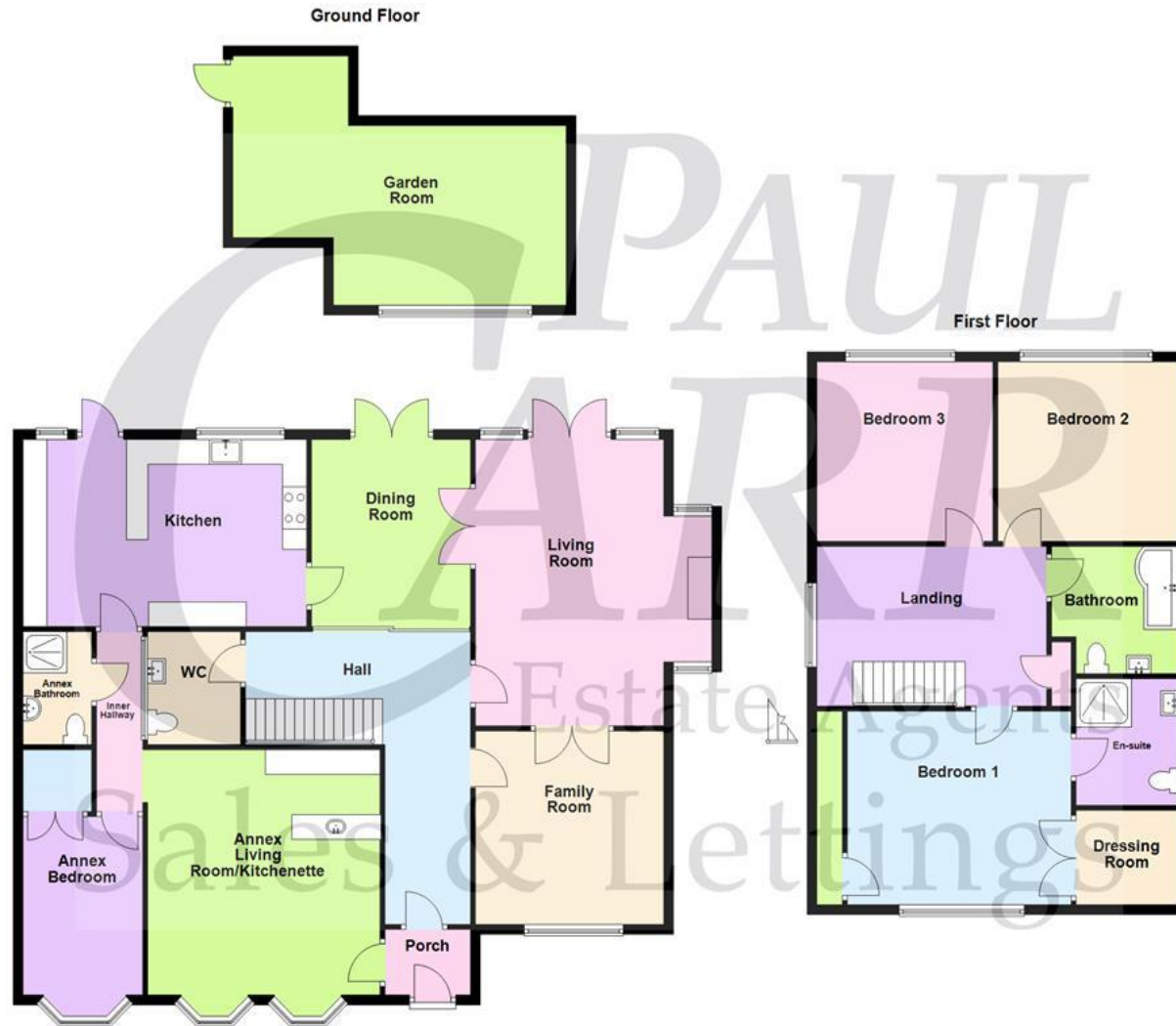
Bathroom





Floor Plan

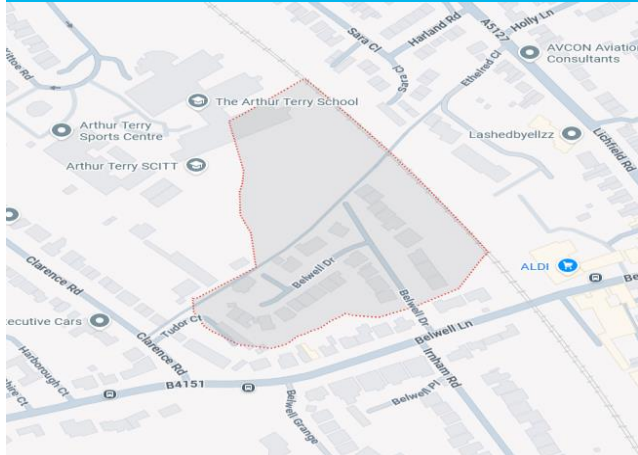
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

Map Location







Agent's Note:

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