



Mountford Drive, Four Oaks
Sutton Coldfield, B75 6TA

Offers in the Region Of £415,000

Located within one of the most desirable areas in Four Oaks, perfectly located for access to desirable schools, this fantastic semi detached house offers a wealth of potential that can only be fully appreciated by viewing.

Sold with No Upward Chain, Mountford Drive is a quiet close accessed from Dower Road, with no through access and Coppice Primary school is just a moments' walk away.

The house itself requires modernising throughout, however it has been superbly maintained and extended to create a wealth of space throughout and filled with an abundance of natural light through large windows, both front and back. Two reception rooms create ideal space to relax, dine and entertain and the kitchen, currently its original size, could be extended either to the side or rear to create a stunning, contemporary open plan kitchen living dining room.

Upstairs there are four excellent sized bedrooms and a shower room and separate WC.

Outside the garden is ideal for children to enjoy with a lovely private aspect and both the car port and garage provide superb storage or additional parking space. Mulberry Walk in Mere Green is just a short walk or drive away and offers a fantastic choice of restaurants, bistros, cafes and supermarkets. Arthur Terry Academy is a highly sought after secondary school and local train services from Four Oaks Station, have direct links into Birmingham and Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Entrance Hall

Kitchen 3.26m (10'8") x 2.34m (7'8")

Lobby 2.15m (7'1") x 1.40m (4'7")

Lounge 3.72m (12'3") x 3.71m (12'2")

Dining Room 3.18m (10'5") x 3.09m (10'2")

Garden Room

Landing

Bedroom 1 4.32m (14'2") x 2.00m (6'7")

Bedroom 2 5.42m (17'9") x 2.71m (8'11")

Bedroom 3 3.15m (10'4") x 2.65m (8'9")

Bedroom 4 2.75m (9') x 2.60m (8'6")

Shower Room 1.65m (5'5") x 1.44m (4'9")

WC

Car Port

Garage





Floor Plan

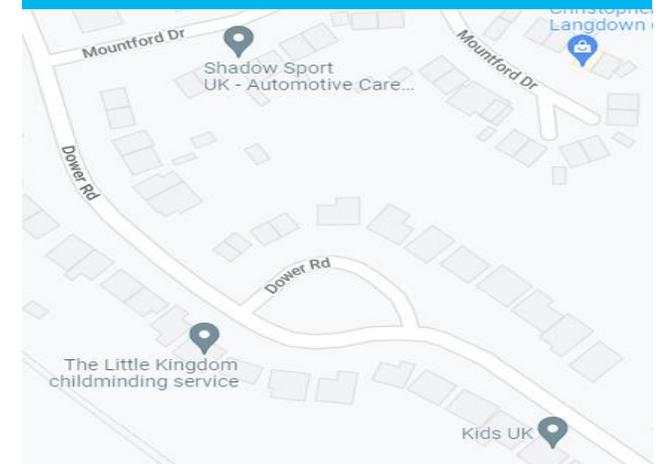
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
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: 22nd July 2022