



Coburn Drive, Four Oaks,
Sutton Coldfield, B75 5NT

£380,000

This outstanding three bedroom family home has been renovated to an outstanding standard and feels brand new. With exceptional presentation throughout and high quality fixtures, what more could you ask for?

The lounge to the front with charming feature fireplace creates a cosy and inviting ambience ideal to wind down and relax at the end of the day and the current owners have thoughtfully added bespoke fitted alcove storage. The kitchen dining room encompasses a range of high gloss cream base and wall units with ash effect work surfaces and has sliding doors that lead to the rear garden. There is also a useful pantry/storage cupboard.

A bright landing leads to three bedrooms, of which two are a double and the third bedroom currently being used as a home office is perfect if you work from home or for a child's bedroom. A spacious bathroom with a bath and shower completes the internal rooms.

Outside the South facing garden enjoys a sunny aspect all day, along with a unique and desirable private aspect and a thoughtfully added patio area. The driveway offers sufficient parking and access into the garage.

Coburn Drive is approached via Slade Road and occupies an established and highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to 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



Lounge
14' 6" x 14' 0" (4.42m x 4.26m)

Kitchen/Dining
17' 8" x 10' 9" (5.38m x 3.27m)

Garage
15' 9" x 7' 11" (4.80m x 2.41m)

Bedroom One
13' 6" x 9' 3" (4.11m x 2.82m)

Bedroom Two
11' 8" x 9' 9" (3.55m x 2.97m)

Bedroom Three
7' 9" x 7' 3" (2.36m x 2.21m)

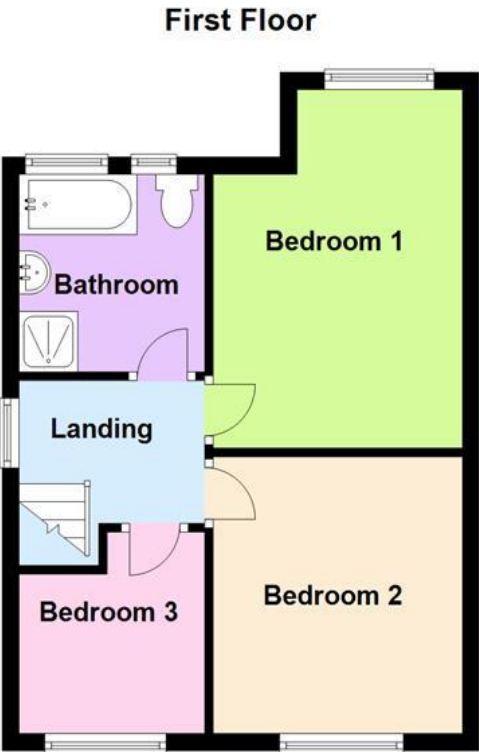
Bathroom
7' 5" x 7' 7" (2.26m x 2.31m)





Floor Plan

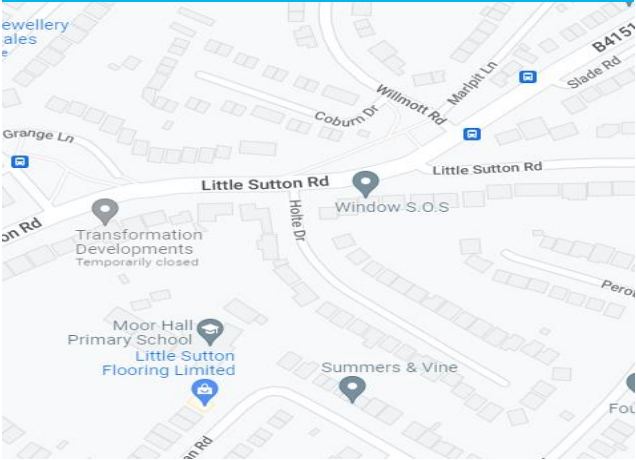
This floor plan is not drawn to scale and is for illustration purposes only

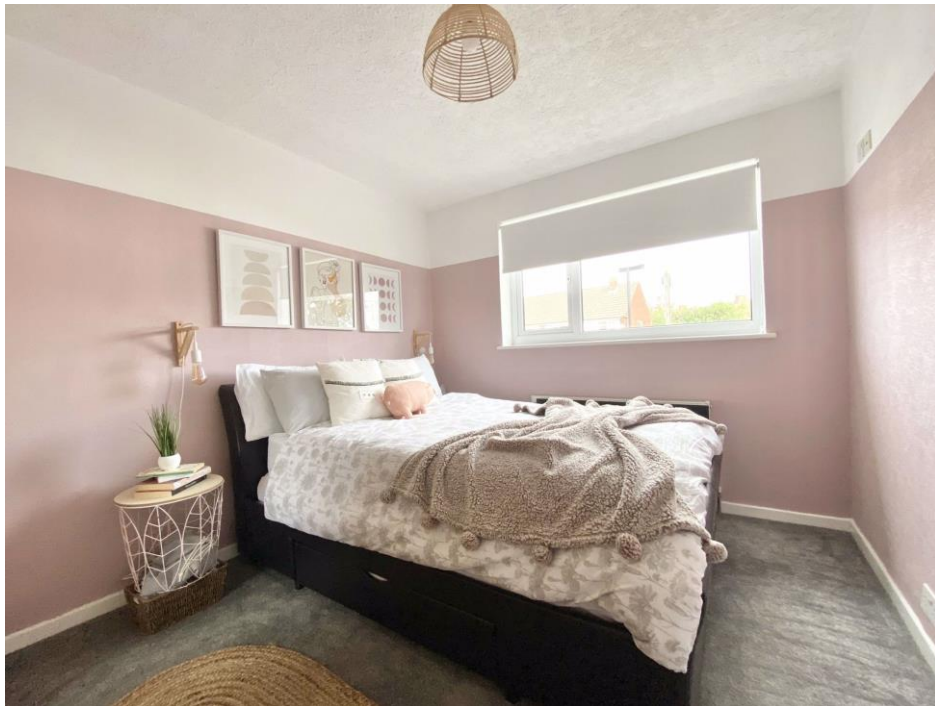


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	51 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: