



Crofters Lane, Four Oaks,
Sutton Coldfield, B75 5UJ

Offers in Excess of £400,000

This family home is a well-designed, detached property with a spacious and balanced layout. Overall, this detached home combines practicality with comfort, making it ideal for a family.

The living room is well-proportioned, offering ample space for relaxation. Adjacent the dining room provides a dedicated area for meals and has double doors provide access to the conservatory, which is a bright, inviting space, perfect for enjoying views of the garden while bringing in natural light. The fitted kitchen is modern and functional, featuring plenty of storage and countertop space, while the separate utility room offers additional convenience for laundry and household tasks. The WC and garage complete the ground floor accommodation.

Upstairs, there are three bedrooms. Bedroom one features a dressing area and an ensuite bathroom, providing privacy and comfort. The other two bedrooms are well-sized, with fitted wardrobes.

The South facing rear garden, is well maintained with patio space ideal to relax and unwind. Situated on the ever popular Harvest Fields development, this extremely well presented detached family home has been updated by the current owners to provide excellent accommodation within easy reach of highly regarded schools.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Yes.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
4.24m (13'11") x 4.09m (13'5") max

Dining Room
2.79m (9'2") x 2.44m (8')

Conservatory

Kitchen
2.79m (9'2") x 2.21m (7'3") max

WC

Utility
1.78m (5'10") x 1.26m (4'2")

Garage

Landing

Bedroom 1
3.63m (11'11") x 3.12m (10'3")

Dressing Area
1.30m (4'3") x 1.19m (3'11")

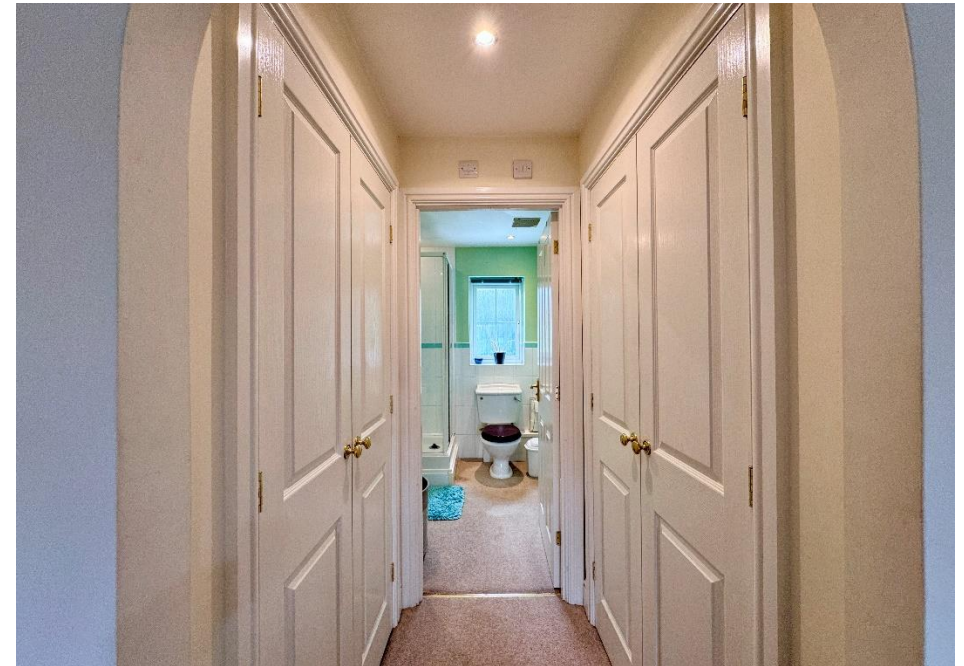
En-suite

Bedroom 2
3.76m (12'4") x 3.52m (11'7") max

Bedroom 3
2.29m (7'6") x 2.06m (6'9")

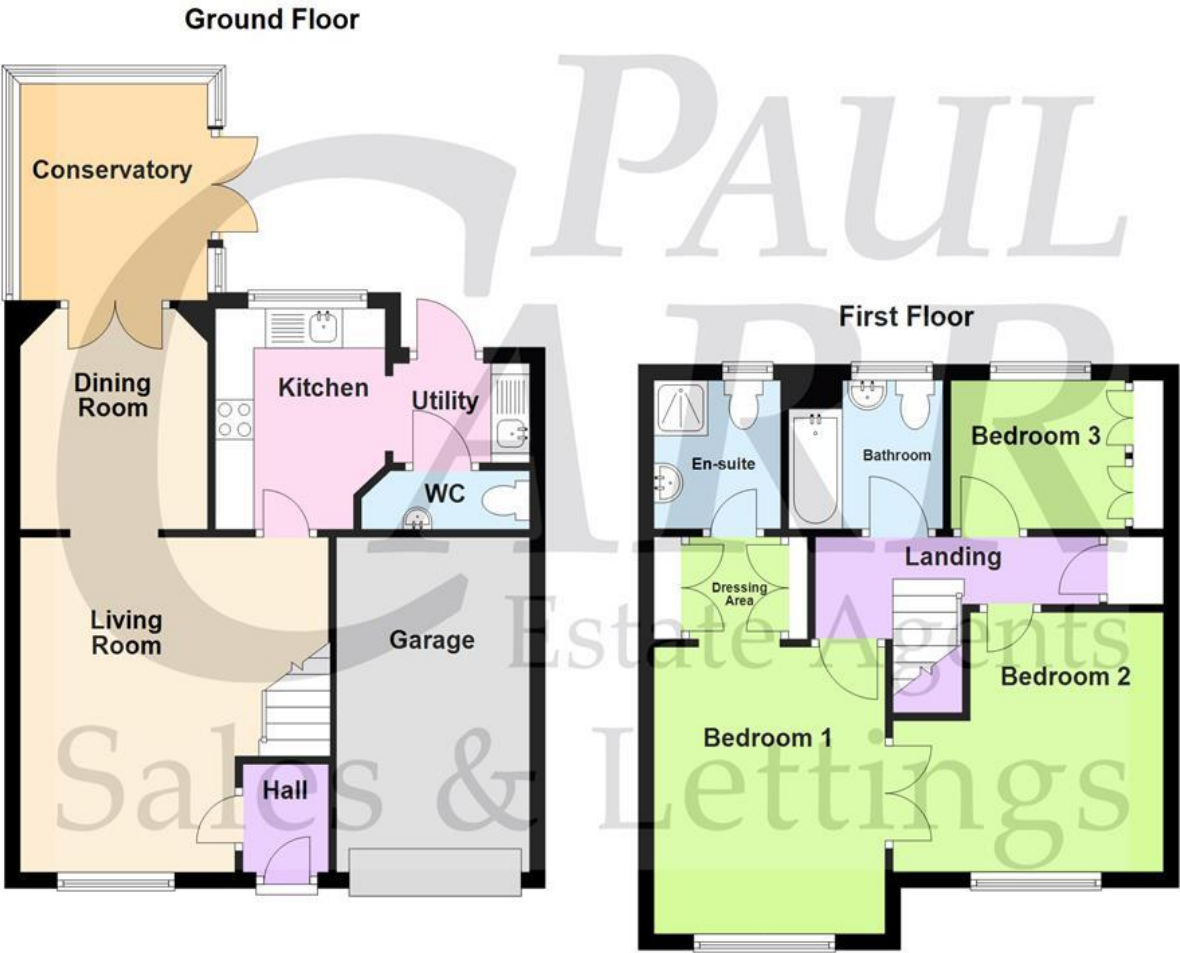
Bathroom





Floor Plan

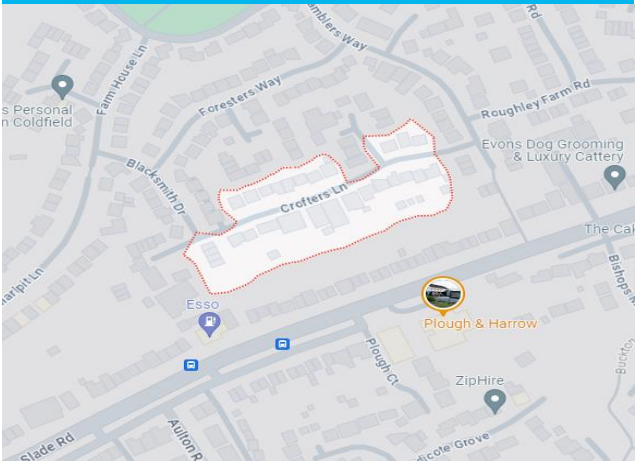
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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