



Kestrel Drive, Four Oaks,
Sutton Coldfield, B74 4XW

Offers Over £480,000

A fantastic opportunity to purchase this much loved and superbly positioned, detached family home, offering a wealth of potential and encouraged to be viewed in order to be fully appreciated. This detached residence is situated at the end of a tranquil cul-de-sac, ensuring a quiet living environment.

The main floor features a cozy living room, a formal dining area, and a kitchen that seamlessly opens up to an additional reception room, offering versatility for various uses. A convenient WC and an attached garage enhance the practicality of the space. Upstairs, you'll find four bedrooms, with the primary bedroom enjoying an ensuite, and a separate family bathroom for convenience.

Outside there is a lovely garden which enjoys a fantastic private outlook, perfect for children.

Kestrel Drive is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is "F" 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

WC

Living Room 4.78m (15'8") x 3.53m (11'7")

Dining Room 3.66m (12') x 2.90m (9'6")

Kitchen 4.14m (13'7") max x 2.74m (9")

Family Room 3.99m (13'1") x 2.36m (7'9")

Garage

Landing

Bedroom 1 3.97m (13') x 2.97m (9'9")

En-suite

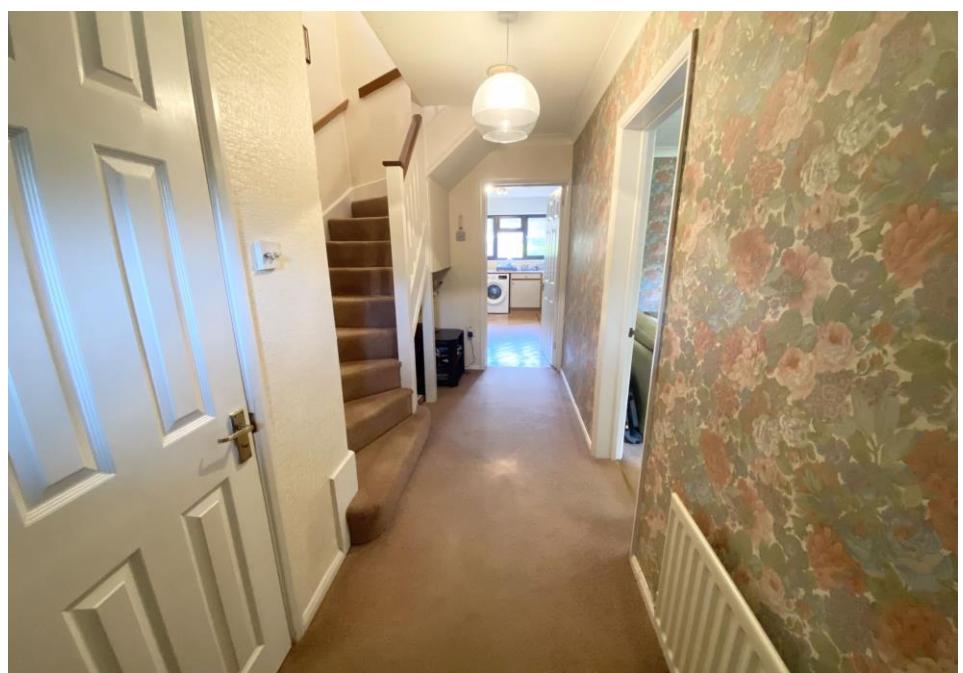
Bedroom 2 3.25m (10'8") x 2.90m (9'6")

Bedroom 3 2.69m (8'10") x 2.67m (8'9")

Bedroom 4 2.64m (8'8") x 2.48m (8'1")

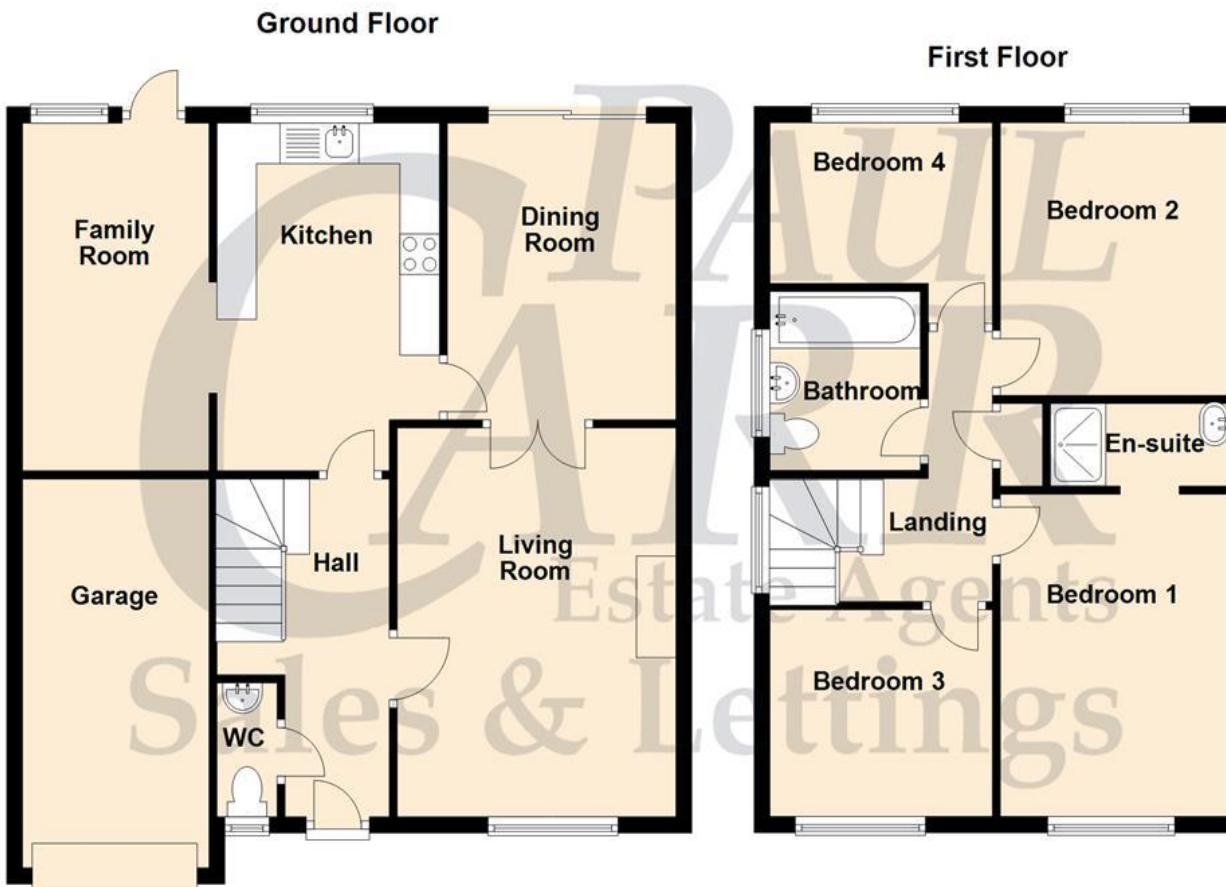
Bathroom





Floor Plan

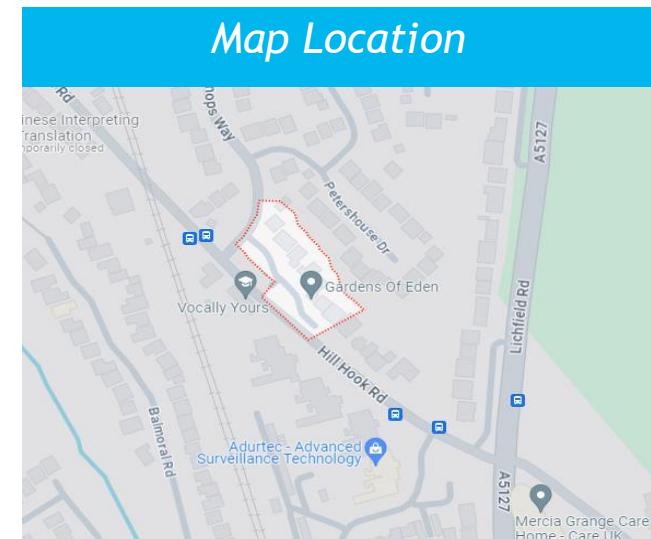
This floor plan is not drawn to scale and is for illustration purposes only

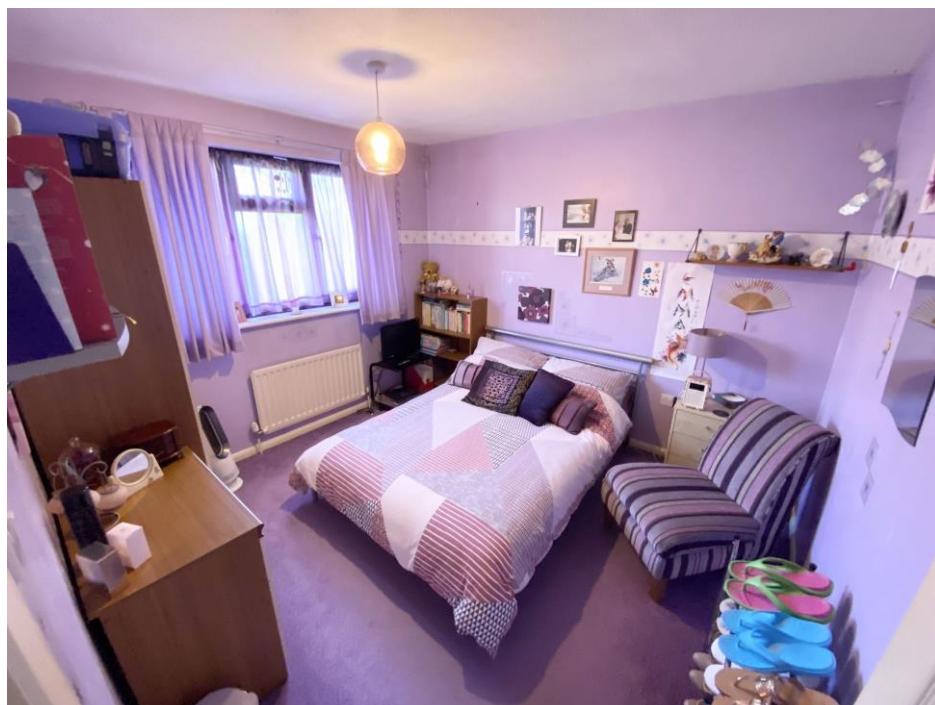


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	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.
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