



Bradgate Drive, Four Oaks,
Sutton Coldfield, B74 4XG

Offers Over £550,000

This home is an immaculate and stylish property, boasting a thoughtfully designed layout with a range of spacious and well-maintained areas.

The living room is elegant and inviting, perfect for relaxation or entertaining. A bright conservatory offers additional living space, filled with natural light, ideal for enjoying views of the garden. The kitchen-dining area is modern and open, designed for both cooking and dining, providing a central hub for family life. A convenient WC is located on the ground floor, along with access to a garage.

Upstairs, the home features four generously sized double bedrooms, all with large windows allowing in an array of light. Bedroom one includes an ensuite for added privacy and comfort.

The south-facing garden is a true highlight, offering a peaceful retreat that is not overlooked, providing privacy and tranquility. The garden also includes a charming summer house, perfect for leisure or use as a garden office.

Situated opposite a scenic nature reserve on Hill Hook, the property offers easy access to nature, making it an ideal location for outdoor enthusiasts.

Bradgate Drive approached via Hill Hook Road 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

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

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
6.68m (21'11") x 3.30m (10'10")

Conservatory

WC

Kitchen/Dining
6.25m (20'6") x 3.28m (10'9") max

Garage

Landing

Bedroom 1
5.92m (19'5") x 3.20m (10'6") max

En-suite

Bedroom 2
3.89m (12'9") x 3.33m (10'11")

Bedroom 3
3.33m (10'11") x 2.72m (8'11")

Bedroom 4
2.97m (9'9") x 2.79m (9'2")

Bathroom





Floor Plan

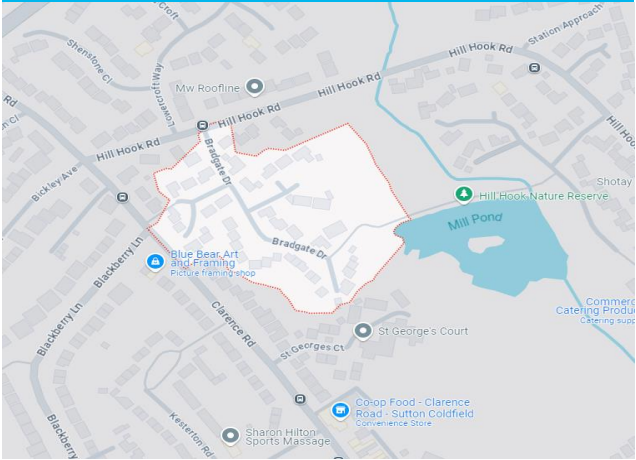
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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: