



Harcourt Drive, Four Oaks
Sutton Coldfield, B74 4LN

Offers in Excess of £340,000

Located on this popular road, this traditional style family home offers well presented and spacious rooms alongside a lovely private garden and an exceptionally desirable location, ideal for access to schools.

Set behind a spacious private driveway, the house is then entered into a welcoming entrance hall with stairs to the first floor and doors into the ground floor rooms. There is a fantastic sized lounge dining room with the dining space, bay window and feature fireplace to the front and a lounge with patio doors opening into a good sized conservatory to the rear, providing plentiful space to relax or entertain. The kitchen has good storage and long term offers great potential to be extended or opened up into the lounge and conservatory.

Upstairs there are two spacious double bedrooms with bedroom two having full width built in wardrobes and bedroom three being a single room overlooking the front. The family bathroom with a white suite then completes the internal rooms.

Outside the garden enjoys a lovely private aspect, ideal for children to enjoy with a large lawned area, play centre to the rear and useful gated side access. The garage has begun to be converted with plaster boarded walls and electric which could create a fantastic home office/gym or studio.

Harcourt Drive leads off Clarence Road providing an ideal location for access to highly regarded local schools, shops and amenities and viewings of this property are highly encouraged in order to fully appreciate the space and fantastic location.



Hall

Lounge/Dining Room
8.11m (26'7") max x 2.88m (9'6")

Conservatory
4.94m (16'3") x 2.29m (7'6")

Kitchen
2.34m (7'8") x 1.96m (6'5")

Landing

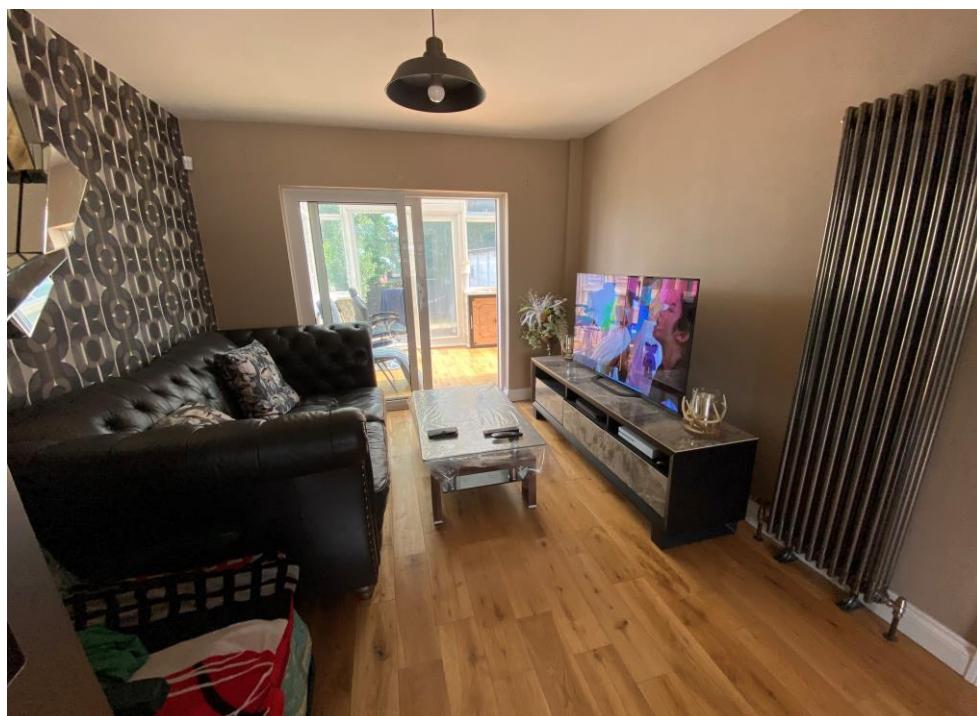
Bedroom 1
4.21m (13'10") max x 2.93m (9'7")

Bedroom 2
3.77m (12'4") x 2.39m (7'10")

Bedroom 3
2.13m (7') x 1.91m (6'3")

Bathroom
2.34m (7'8") x 1.91m (6'3")

Garage

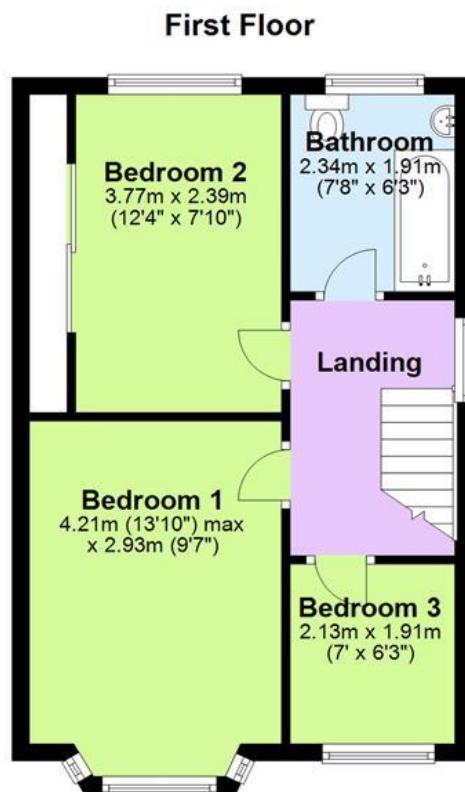
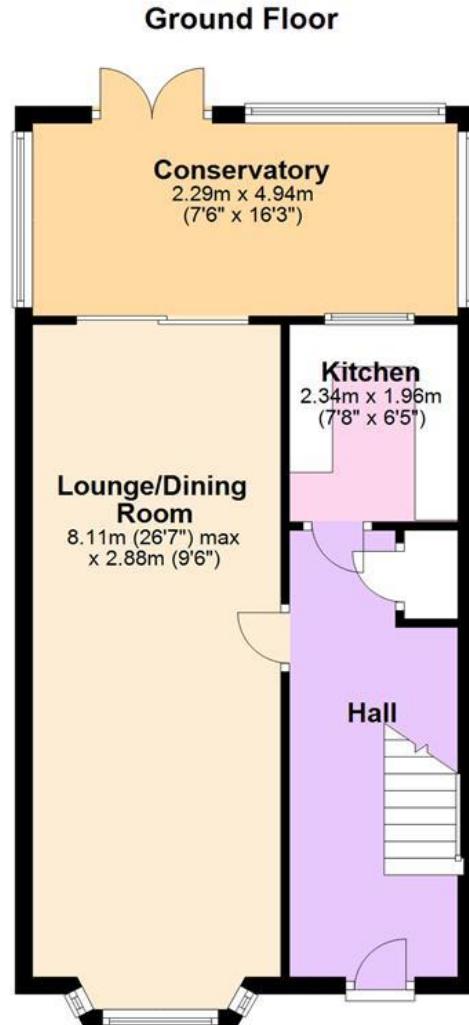




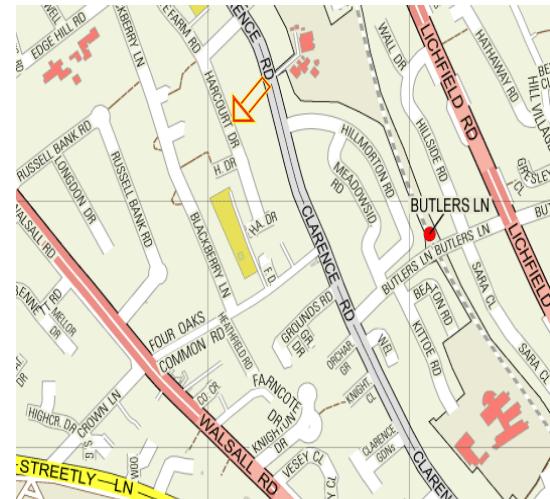
Floor Plan

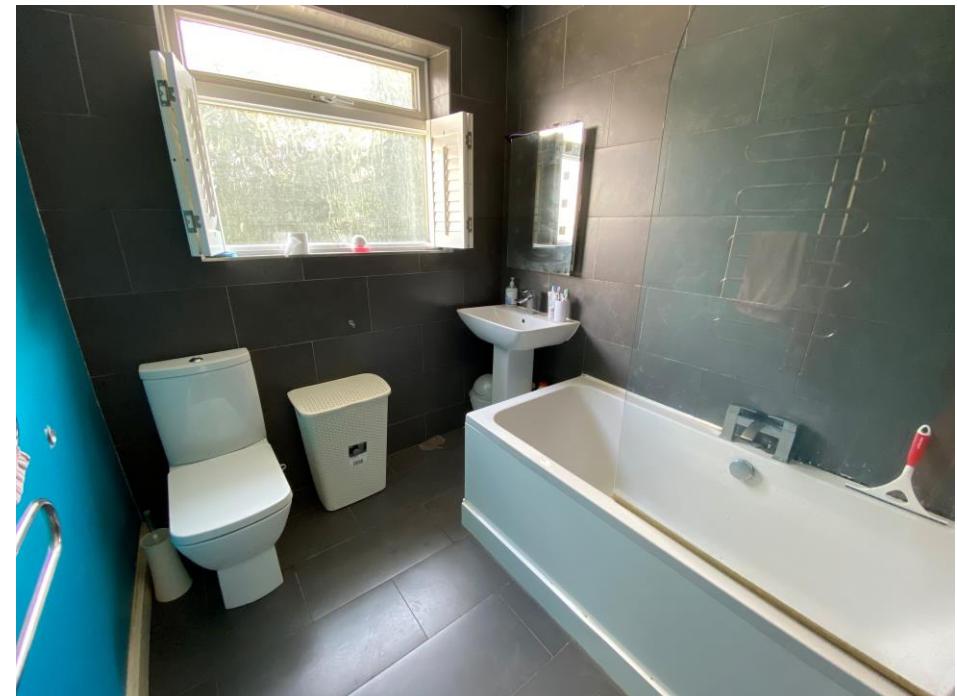
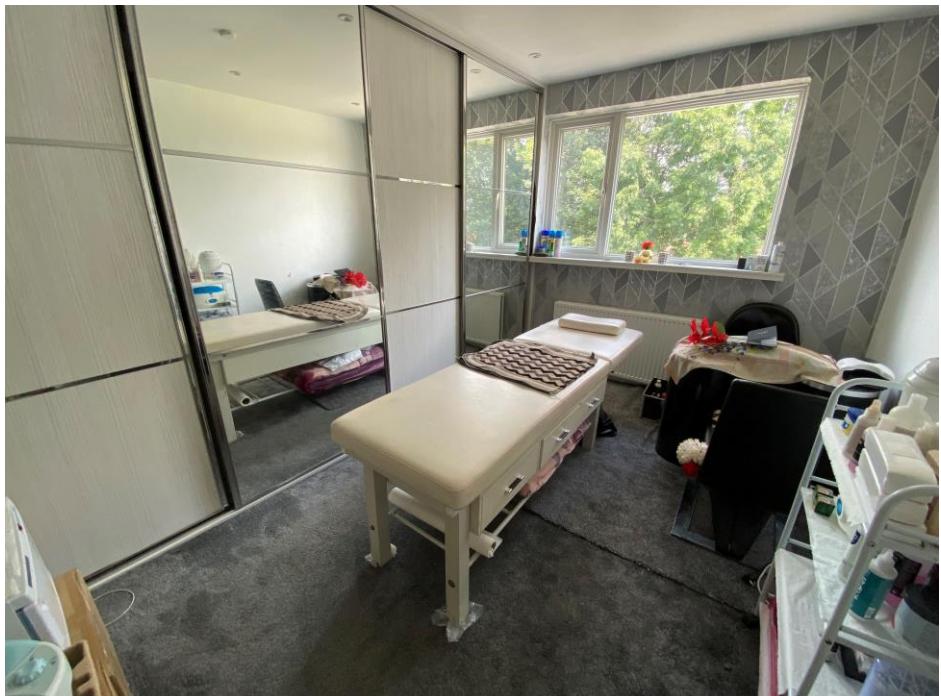
This floor plan is not drawn to scale and is for illustration purposes only

Energy Efficiency Rating



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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