



Holte Drive, Four Oaks,  
Sutton Coldfield, B75 6PR

**Guide Price £525,000**

A fabulous opportunity to acquire a quality home with NO UPWARD CHAIN in this prestigious and exclusive cul de sac location.

This is a charming, detached home nestled in a peaceful cul-de-sac, ensuring privacy and minimal traffic. The front of the house features a cozy living room, perfect for relaxing or entertaining guests, while the back of the home enjoys a dining area ideal for formal dining whilst enjoying the garden views.

The kitchen is thoughtfully laid out and situated near a separate utility room, making household tasks convenient and keeping laundry out of the main living spaces and a WC.

Upstairs, a landing offers a spacious nook that can function as a small office or study area, ideal for working from home or for children's homework. The home includes four bedrooms, providing ample room for a family or guests and the bathroom and WC complete this floor.

Outdoors, the garden is well-maintained, with plenty of greenery, creating a lovely space to relax or entertain in warm weather. To the fore, the spacious driveway provides ample off road parking.

Accessed via Little Sutton Road with countryside walks on the doorstep alongside the shops, bars and restaurants of Mulberry Walk in Mere Green, the location is perfect for anyone looking for the best of everything accessible on foot. Local Primary schools are highly regarded and with the benefit of a private driveway there's no need to use the car at weekends with Trains and bus links having direct links into both Birmingham and Lichfield City Centres.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







Porch

Hall

Living Room

3.64m (11'11") x 3.63m (11'11")

Dining Room

4.32m (14'2") x 3.61m (11'10")

Kitchen

3.25m (10'8") x 2.62m (8'7")

Utility

1.79m (5'11") x 1.62m (5'4")

WC

Garage

Landing

Bedroom 1

3.63m (11'11") x 3.61m (11'10")

Bedroom 2

4.34m (14'3") x 3.63m (11'11")

Bedroom 3

3.78m (12'5") x 2.41m (7'11")

Bedroom 4

2.82m (9'3") x 2.39m (7'10")

Bathroom

WC

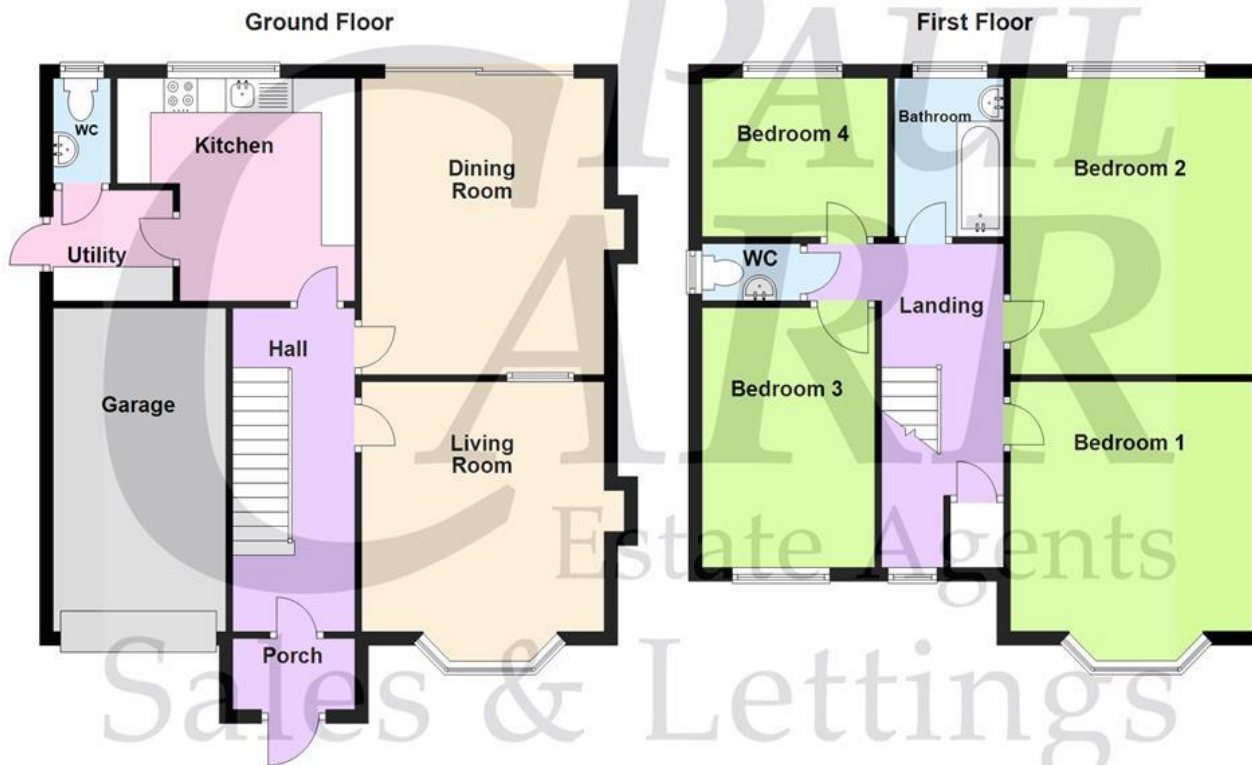






# Floor Plan

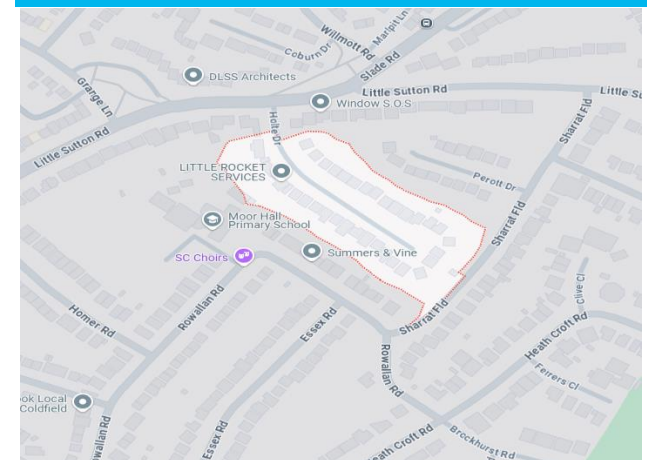
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 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: