



White Farm Road, Four Oaks,
Sutton Coldfield, B74 4LG

Offers in Excess of £400,000

Life at White Farm Road means enjoying a beautifully presented home in a welcoming setting, where modern living meets everyday comfort.

This absolutely stunning three-bedroom semi-detached property is finished to a high standard throughout and is ready to move straight into, making it ideal for families, first-time buyers or anyone looking for a stylish and practical home.

The ground floor provides modern living space ideal for family life, featuring a spacious open-plan kitchen with a family area that forms the true heart of the home—perfect for both everyday living and entertaining. To the front of the property is a bright and welcoming living/family room with a charming bay window, allowing plenty of natural light and creating a relaxing space to unwind. The ground floor is further complemented by a useful utility room and a convenient WC.

Upstairs, the property offers three well-proportioned bedrooms along with a modern family bathroom, providing comfortable accommodation. Within walking distance to highly regarded schools and all amenities this property is NOT TO BE MISSED!

The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room
3.43m (11'3") x 3.28m (10'9")

Kitchen/Family Area
6.63m (21'9") x 3.43m (11'3")

Utility
2.29m (7'6") x 1.68m (5'6")

WC

Landing

Bedroom 1
3.43m (11'3") x 3.28m (10'9") max

Bedroom 2
3.51m (11'6") x 3.43m (11'3")

Bedroom 3
2.03m (6'8") x 1.73m (5'8")

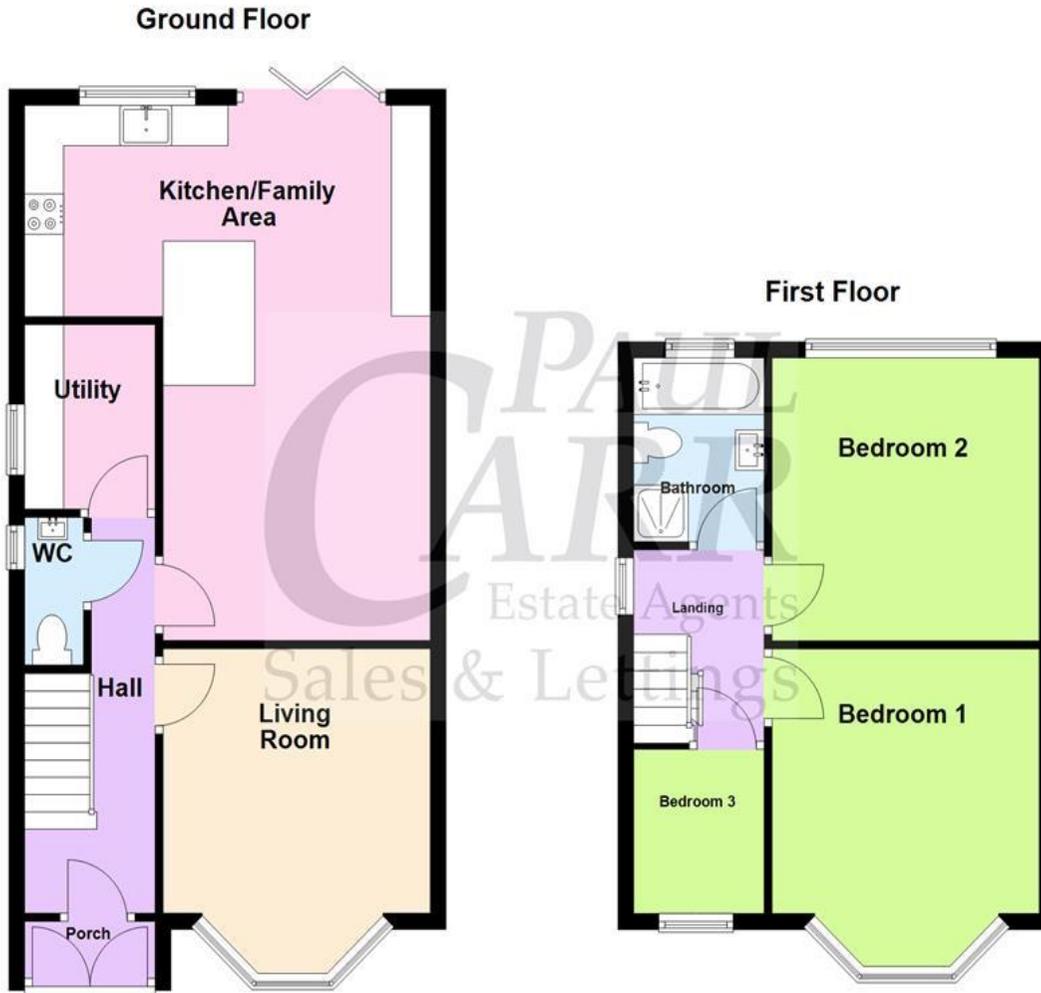
Bathroom





Floor Plan

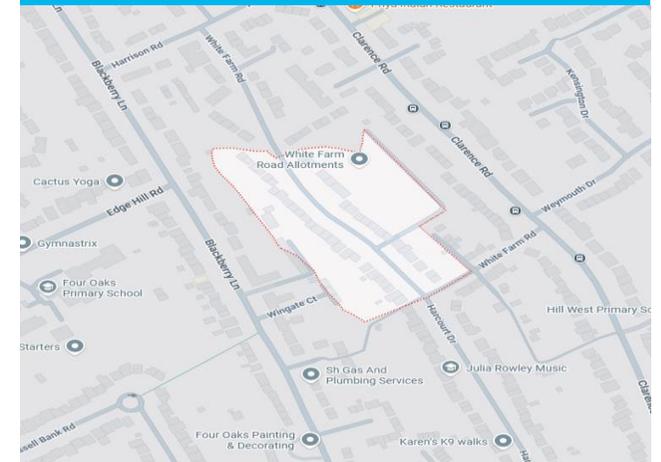
This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance 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. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

www.paulcarrestateagents.co.uk

 **OnTheMarket.com**

 **rightmove.co.uk**
The UK's number one property website

 **The Property Ombudsman**

 **naea | propertymark**
PROTECTED