



Old Marl Close, Four Oaks,
Sutton Coldfield, B75 5NF

Offers in the Region Of £545,000

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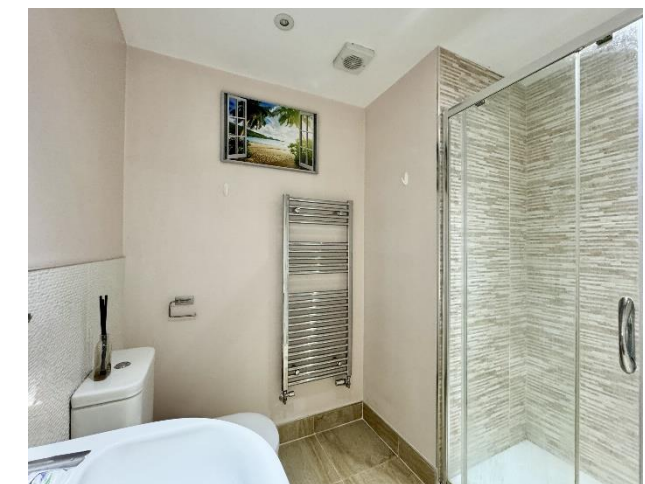
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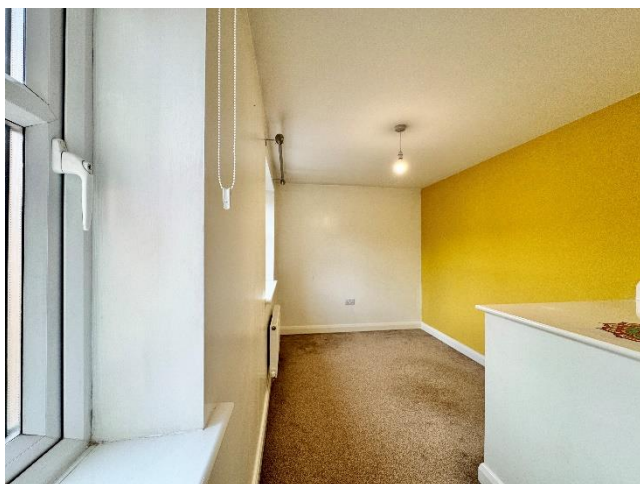
This home is perfect for those seeking space, comfort, and a great location. This detached home offers spacious living in a desirable location on a private road. With no upward chain, it provides a hassle-free purchase opportunity.

The home features a large living room at the front, perfect for relaxation and entertaining. At the heart of the home is a spacious open-plan kitchen and dining area, ideal for modern family living. A utility room adds practicality, and a garage provides additional storage or parking.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation, with bedroom one benefitting from an ensuite. A family bathroom serves the remaining bedrooms, ensuring convenience for all.

Accessed off Worcester Lane, Close to Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.





Property Specification

DETACHED FAMILY HOME
FOUR GOOD SIZE BEDROOMS
PRIVATE ROAD
GARAGE
EN-SUITE TO MASTER BEDROOM

Hall

Living Room
5.41m (17'9") x 3.12m (10'3")

Kitchen/Dining Room
6.12m (20'1") x 4.85m (15'11") max

Utility 2.30m (7'7") x 1.57m (5'2")

Garage

Landing

Bedroom 1
3.63m (11'11") x 3.15m (10'4")

En-suite

Bedroom 2
3.20m (10'6") x 3.12m (10'3")

Bedroom 3
3.63m (11'11") x 2.34m (7'8")

Bedroom 4
3.51m (11'6") x 2.41m (7'11")

Bathroom

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:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

