



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

Offers Over £435,000

This home is a stylish and modern corner property located on a highly desirable cul-de-sac, opposite the Hill Hook Nature reserve, making it ready for you to drop your bags and move straight into! The interior boasts tasteful wall panelling throughout, adding a touch of sophistication to its contemporary design making it an ideal blend of modern elegance and practical living in a sought-after location.

The ground floor offers a bright living room with a feature limestone fireplace that opens directly onto a rear garden, providing a seamless indoor-outdoor living experience. At the front of the house, there's a cozy snug room, perfect for relaxation or as a home office. The heart of the home is the chic open-plan kitchen and dining area, which is bathed in natural light from a skylight window and features picturesque views of the garden.

Upstairs, the house comprises three bright and airy bedrooms, all thoughtfully designed to maximize comfort. The modern bathroom includes both a bathtub and a separate shower, catering to all needs.

The South facing rear garden outside is just as impressive as the interior, with manicured lawns, well-kept gardens, and an overall sense of order and symmetry. The driveway to the side of the home provides ample off road parking.

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Living Room
4.62m (15'2") x 2.00m (6'7")

Kitchen/Dining Room
5.38m (17'8") x 3.83m (12'7")

Snug
2.97m (9'9") x 2.26m (7'5") max

WC

Landing

Bedroom 1
3.68m (12'1") x 2.19m (7'2")

Bedroom 2
2.46m (8'1") x 2.41m (7'11")

Bedroom 3
2.21m (7'3") x 1.96m (6'5")

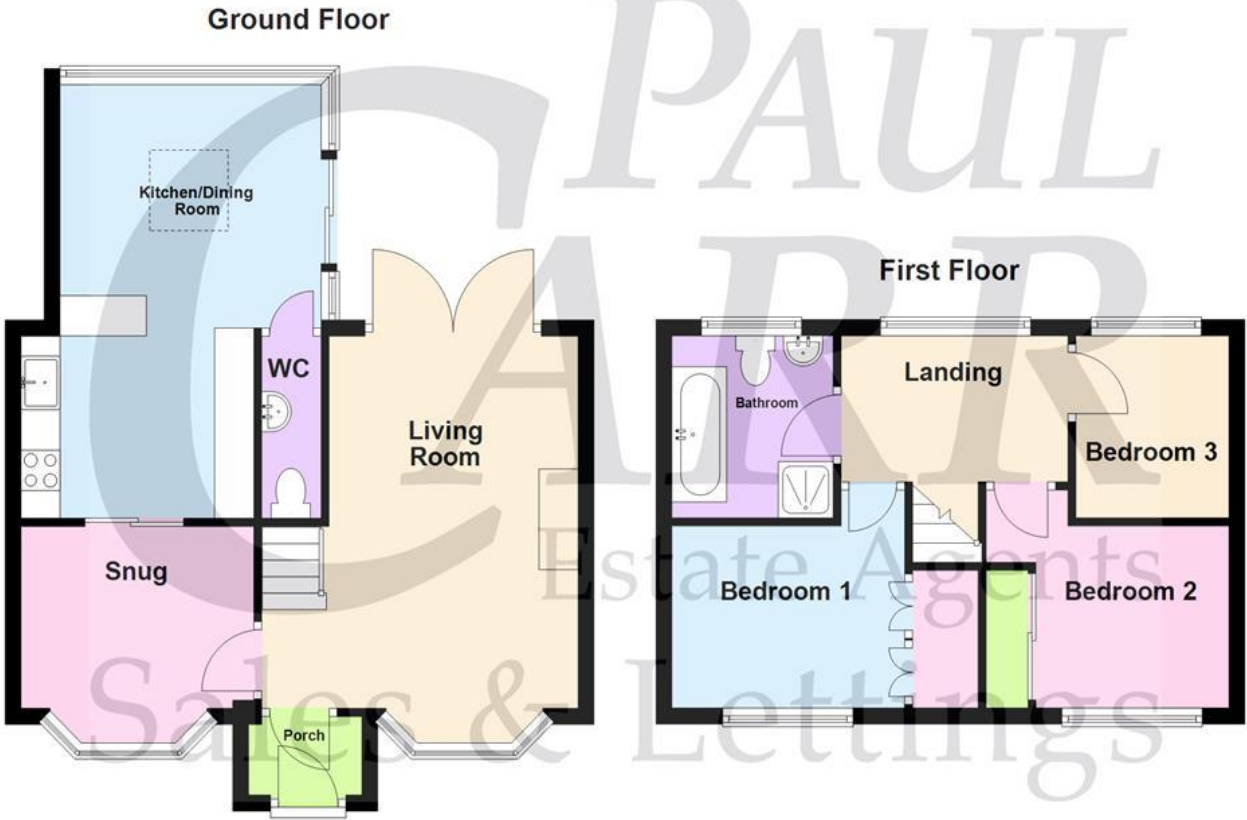
Bathroom





Floor Plan

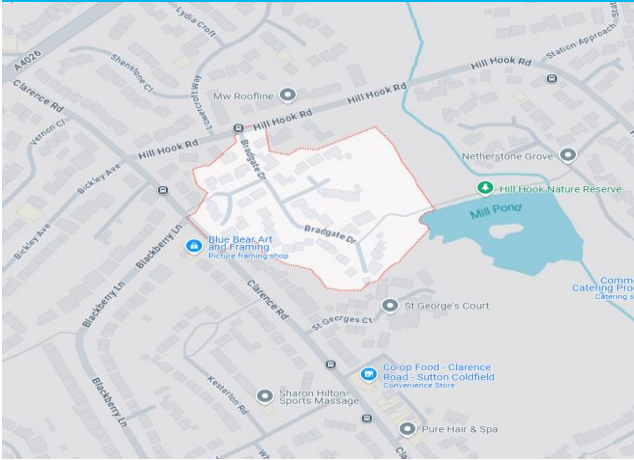
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	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: