



Plough Court, Four Oaks,
Sutton Coldfield, B75 5PW

£875,000

An Exceptional Family Home in a Desirable Cul-de-Sac Setting Combining space, flexibility, privacy and an enviable location, this outstanding home represents a rare opportunity to acquire a truly impressive family residence. From the moment you arrive, the scale and versatility of the property become immediately apparent.

The ground floor starts with an impressive dual-aspect living room, where an abundance of natural light and attractive views create a welcoming and elegant space in which to relax. At the heart of the home is the generously proportioned kitchen and family area, perfectly suited to modern family life and equally impressive when entertaining guests. The adjoining conservatory, currently utilised as a dining room, provides a wonderful additional reception space, filled with natural light and offering a seamless connection to the garden.

A further highlight of the ground floor is the well-appointed bedroom with its own en-suite, providing exceptional flexibility. Whether used for guests, extended family, teenagers or multi-generational living, this thoughtfully positioned accommodation adds a valuable dimension to the home.

Upstairs, there are five further well-proportioned bedrooms, including two with en-suite facilities. The generous bedroom accommodation provides an excellent balance of comfort, privacy and flexibility, making this an ideal home for a growing or extended family.

Outside, the private rear garden offers a peaceful retreat away from the bustle of everyday life, with a dedicated patio area providing the perfect setting for outdoor dining, entertaining or simply enjoying the surroundings and to the fore the drive provides ample off road parking. With access to local amenities and bus links on your doorstep. It is also an ideal location for access to highly regarded local schools and the shops, bars and restaurants of vibrant Mere Green are within walking distance or a short drive away.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room 6.63m (21'9") max x 3.30m (10'10")

Kitchen 4.78m (15'8") x 2.41m (7'11")

Family Area 4.04m (13'3") x 3.04m (10')

WC 1.73m (5'8") x 0.94m (3'1")

Office 4.75m (15'7") x 3.00m (9'10")

En-suite 1.75m (5'9") x 1.73m (5'8")

Utility 2.13m (7') x 1.50m (4'11")

Dining Room 5.21m (17'1") x 3.63m (11'11")

Storage Garage 3.28m (10'9") x 2.67m (8'9")

Landing

Bedroom 1 4.42m (14'6") x 3.57m (11'9") max

En-suite 2.97m (9'9") max x 2.46m (8'1")

Dressing Room 2.38m (7'10") x 2.21m (7'3")

Bedroom 2 4.60m (15'1") x 2.46m (8'1")

En-suite 1.65m (5'5") x 1.50m (4'11")

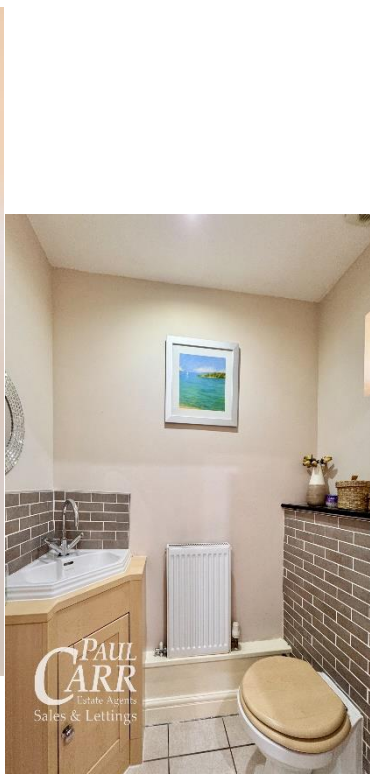
Bedroom 3 3.15m (10'4") x 3.10m (10'2")

Bedroom 4 3.15m (10'4") x 3.10m (10'2")

Bedroom 5 3.35m (11') x 2.59m (8'6")

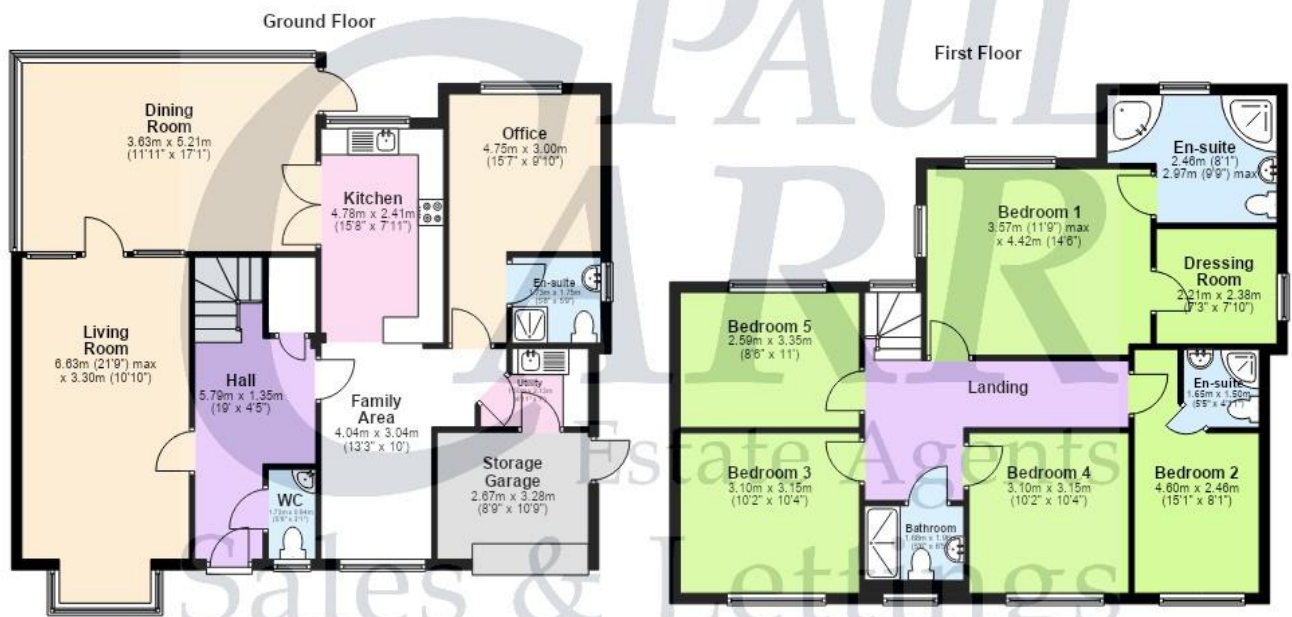
Bathroom 1.96m (6'5") x 1.68m (5'6")





Floor Plan

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

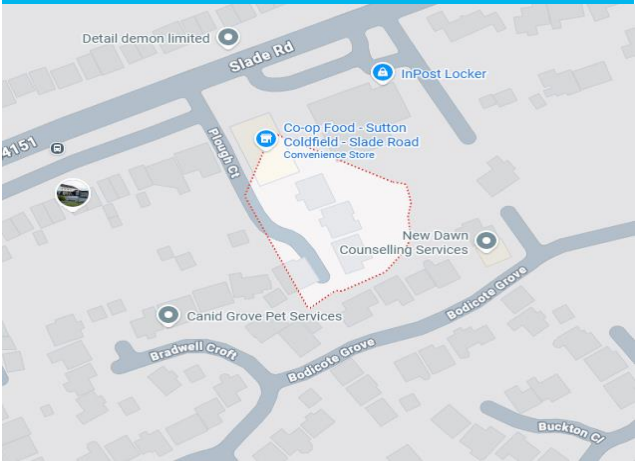


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 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:

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