



PAUL  
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Estate Agents  
FOR SALE  
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3 Beech Close, Four Oaks, Sutton Coldfield, West Midlands, B75 5GA

**PAUL  
CARR**  
Estate Agents  
EXCLUSIVE AND RURAL HOMES

There is so much on offer in the substantial family home built in 2000 and you won't want to miss this one! The current owners have owned the property since new and have invested time and money to get this home turnkey ready so that you and your family can move in, unpack and chill! They have used the space generously to create a proportioned home which would be an ideal base for any family.

The living room is a well proportioned room and is perfect to wind down at the end of the day and the dining room is currently being used as a games room but can be used as desired. The kitchen is a well fitted with wooden cabinetry and opens up to a cosy breakfast room, overlooking the rear garden. A home office, utility room, WC, and double garage with boot room and dog shower completes the ground floor accommodation.

A bright galleried landing encompasses five generous bedrooms, with bedrooms one and two both enjoying ensembles and fitted wardrobes, whilst a family bathroom services the remaining rooms.

Outside, the paved patio area to a lawned rear garden providing a good degree of privacy, having hedging, timber shed and additional rear terrace.

Set on a private road, approached via Hill Village Road, Beech Close is ideally positioned within walking distance into both open countryside and Mere Green, where there is an array of shops, bistros, restaurants, bars, doctor's surgeries, dental practices and hairdressers. The property is similarly placed for excellent public transport links including both bus and rail facilities and within close proximity to outstanding schools. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.



**Hall**

**Lounge** 15' 5" x 14' 7" (4.70m x 4.44m)

**Dining Room** 10' 6" x 12' 8" (3.20m x 3.86m)

**Kitchen** 18' 8" x 9' 6" (5.69m x 2.89m)

**Breakfast Room** 9' 5" x 9' 5" (2.87m x 2.87m)

**Home Office** 9' 4" x 6' 8" (2.84m x 2.03m)

**Utility** 9' 6" x 6' 8" (2.89m x 2.03m)

**Boot Room**

**WC**

**Double Garages**

**Galleried Landing**

**Bedroom One** 14' 6" x 17' 8" (4.42m x 5.38m)

**En-suite** 10' 5" x 8' 2" (3.17m x 2.49m)

**Bedroom Two** 12' 7" x 10' 8" (3.83m x 3.25m)

**En-suite** 9' 4" x 3' 9" (2.84m x 1.14m)

**Bedroom Three** 11' 5" x 10' 1" (3.48m x 3.07m)

**Bedroom Four** 12' 9" x 9' 7" (3.88m x 2.92m)

**Bedroom Five** 9' 4" x 6' 8" (2.84m x 2.03m)

**Bathroom**





# FLOORPLAN

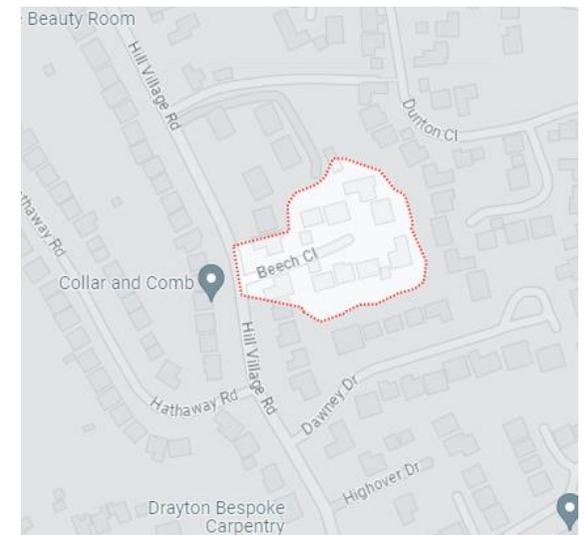
Floorplan is for illustration purposes only and not drawn to scale



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location





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.





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