PAUL CARR Estate Agents Sales & Lettings

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Lockhart Drive,
Sutton Coldfield, B75 6RR

Offers in the Region Of £850,000

Beautifully presented and cleverly extended, this impressive family home has all the ingredients for modern family living, with plenty of space to spread out, relax and entertain. From the fabulous open-plan kitchen/family area to the private, unoverlooked garden, there's a real sense of space and versatility throughout. A home that's as practical as it is stylish, with plenty to love and even more to discover — definitely one to put on your viewing list!

At the heart of the property is a stunning open-plan kitchen and family area, creating a wonderful sociable space for everyday life and entertaining. The home also benefits from a separate living room boasting a cosy space to unwind at the end of the day, a dining room, a practical utility room and convenient WC.

Upstairs, there are four generously proportioned bedrooms, including two bedrooms with en-suites. A further room benefits from provision for a bathroom, offering excellent flexibility and potential to create a family bathroom.

Outside, the property continues to impress. The private, unoverlooked rear garden provides a peaceful and secluded setting, perfect for relaxing, entertaining and enjoying outdoor family life. To the front, there is a private driveway providing ample off-road parking, adding both practicality and kerb appeal.

Lockhart Drive is ideally located for access to highly sought after local schools and it takes just a short walk to gain immediate access to a plenty of amenities within desirable Mere Green. There is a selection of bistro's, café's, restaurants, supermarkets and boutiques along with national chain supermarkets and local train links provide direct routes into Birmingham & Lichfield City Centres, ideal for access to London should it be desired.


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Hall

Living Room 6.05m (19'10") x 4.22m (13'10")

Dining Room 4.24m (13'11") x 3.63m (11'11")

Open plan Kitchen/Family Area 6.86m (22'6") x 6.68m (21'11")

Utility 4.06m (13'4") x 2.57m (8'5") max

WC 1.70m (5'7") x 1.57m (5'2")

3/4 Garage 4.06m (13'4") x 2.00m (6'7")

Landing

Bedroom 1 4.75m (15'7") x 2.32m (7'7")

En-suite 3.48m (11'5") x 1.85m (6'1")

Bedroom 2 3.81m (12'6") x 3.68m (12'1")

En-suite 1.98m (6'6") x 1.24m (4'1")

Bedroom 3 4.22m (13'10") x 3.00m (9'10")

Bedroom 4 2.92m (9'7") x 2.57m (8'5")

Bathroom Provision 3.32m (10'11") x 2.59m (8'6")






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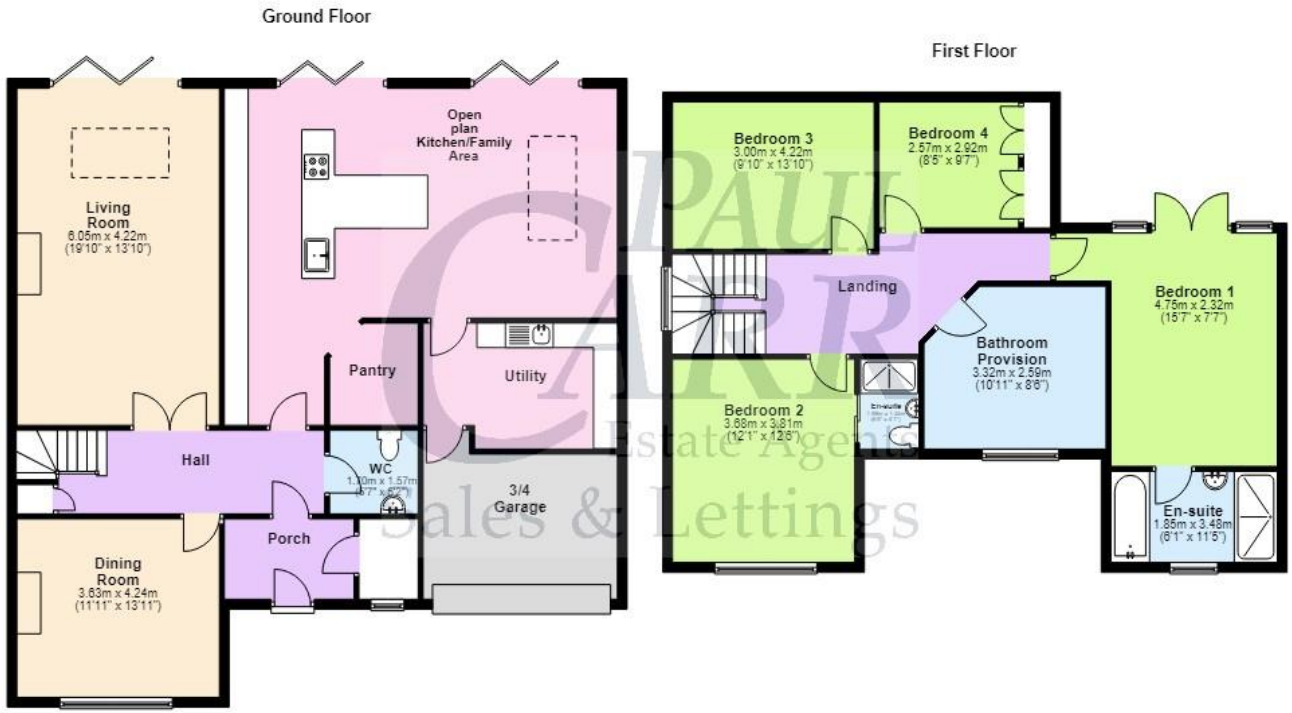

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Floor Plan

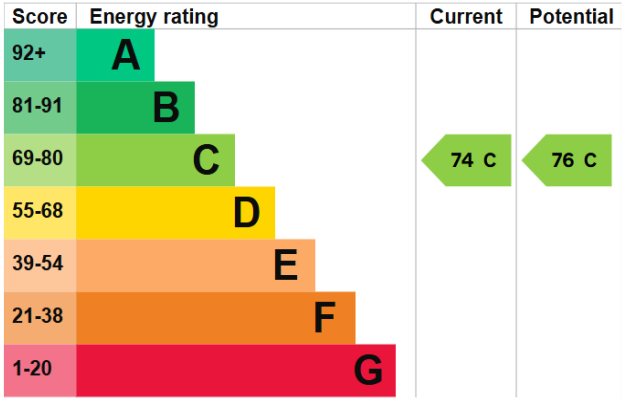
This floor plan is not drawn to scale and is for illustration purposes only



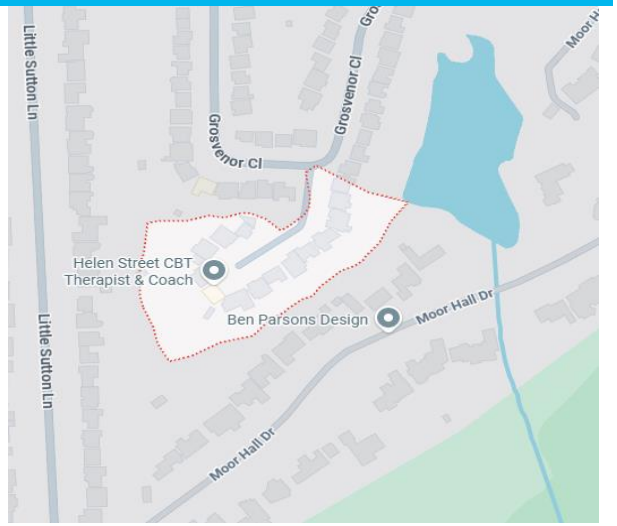
Total area: approx. 221.3 sq. metres (2382.2 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating



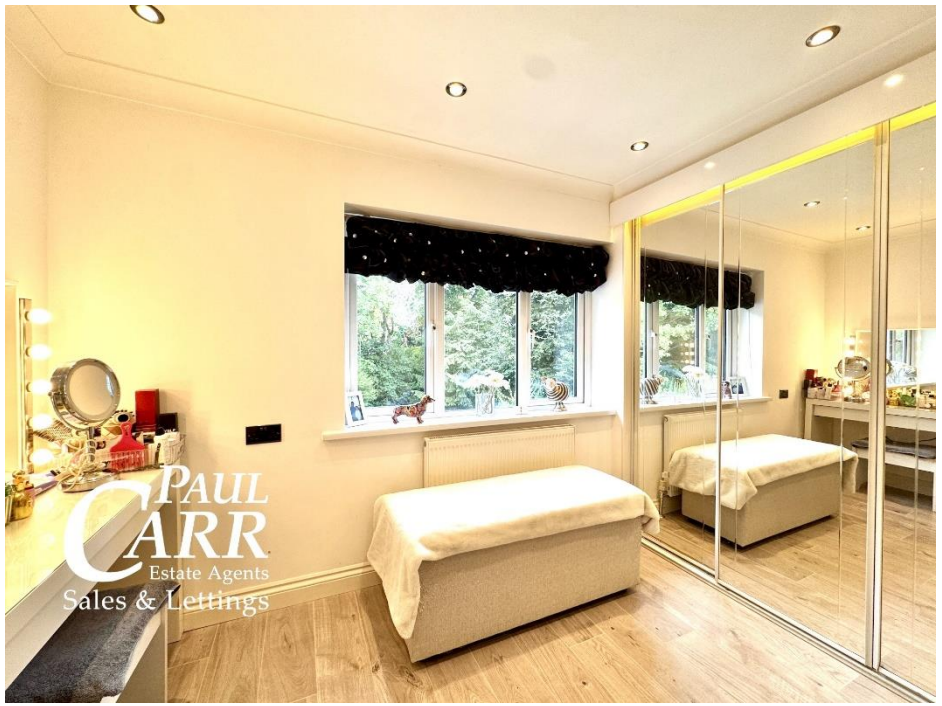
Map Location




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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.