

11 CLARENCE GARDENS  
FOUR OAKS  
B74 4AP

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS



## ACCOMMODATION

A four-bedroom family home set in a desirable location within close proximity to Mere Green's amenities and excellent schooling.

Ground floor: porch entrance, reception hall, drawing room, dining room, kitchen/breakfast room, guest cloakroom.

First floor: principal bedroom with en-suite shower room, three further bedrooms, family bathroom.

Outside: integral garage, block-paved driveway, rear garden with patio and garden storage.

Approximate total floor area 1163 square feet (108 square metres). EPC rating D.



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Situation

The property is closely situated to both Butlers Lane and Four Oaks railway stations, ideal for easy access to regional centres and the motorway networks.

Nearby is Sutton Park, one of Europe's largest urban parks with opportunities for golf, walking and a range of other outdoor activities. Also nearby is Mere Green, with its newly developed Mulberry Walk and its many bars, restaurants and eateries together with M&S and Sainsbury's supermarkets.

There is an abundance of excellent golfing facilities in the area including, Little Aston Golf Course, Moor Hall, Aston Wood and Druids Heath.

Train services run regularly from both Butlers Lane and Four Oaks railway stations to Birmingham and from Lichfield Trent Valley to London Euston. Access to the major road network with the M6 Toll (T5) only 5 miles away and M6 (J7) 7 miles distant.

The location is extremely well placed for an excellent choice of schooling including Arthur Terry, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls, as well as Mere Green Primary School, Four Oaks Primary School, and Moor Hall Primary School. Tenants are advised to check with the council for up to date school catchment areas.

### Distances

Sutton Coldfield town centre 1 mile  
Lichfield 8 miles  
Birmingham 8 miles  
Birmingham International/NEC 13 miles  
M6 Toll (T5) 5.5 miles  
M6 (J7) 7 miles  
M42 (J9) 7 miles  
(Distances approximate)

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### Description of Property

This lovely semi-detached family home is offered UNFURNISHED.

The porch entrance leads into the reception hallway with beautiful wooden flooring and internal access to the garage and

a guest cloakroom.

The drawing room looks out over the rear garden and features a log fireplace and access to the rear patio via bi-fold doors. The drawing room and dining room are connected via an archway, keeping the living space light and open.

The kitchen also features access to and views over the rear garden. The space has been decorated in a neutral tone and features a dishwasher, built-in double oven, and gas-fired hob with extractor above. The worktop extends out into a breakfast bar.

The first-floor accommodation consists of a principal bedroom with en-suite shower room, three further bedrooms, and a family bathroom with shower over the bath.

### Gardens and Grounds

The property features a block-paved driveway, flanked by well-maintained borders, with parking space for various vehicles as well as an integral garage.

The enclosed rear garden features a patio area that is ideal for al fresco dining. To the rear there is a lovely area featuring a pagoda covered in grape vines and garden storage.

### Services

We understand that mains water, gas, drainage, and electricity are connected.

### Fixtures and Fittings

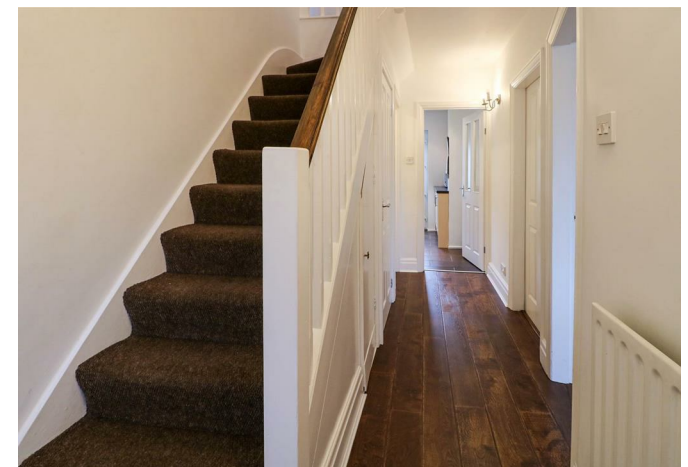
Only those items mentioned in the particulars are to be included in the rental price. All others are specifically excluded but may be available by separate arrangement.

### Directions

From Sutton Coldfield town centre, take the A5127 Lichfield Road towards Four Oaks train station. At the roundabout, continue straight onto the Four Oaks Road. Turn right onto Irnham Road and then take a left onto Belwell Lane. Then turn right onto Clarence Road and left onto Clarence Gardens. The property can be found on the right-hand side.

### Terms

Tenure: We are verbally advised that the property is Freehold  
Local authority: Birmingham City Council  
Tax band: E





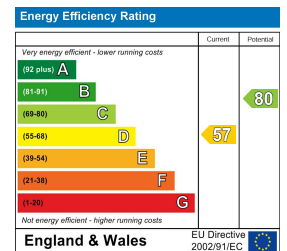
### Viewings

All viewings are strictly by prior appointment with agents Aston Knowles on 0121 362 7878.

### Disclaimer - Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the tenancy.

Photographs taken February 2021  
Particulars prepared February 2021



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