



337 Clarence Road

Sutton Coldfield

theAgents
property consultants

The property briefly comprises: an entrance hall, guest WC, lounge/dining room, breakfast room, fitted kitchen, utility room, gallery-style landing, a principal bedroom with a balcony and en-suite bathroom, three additional double bedrooms, and a family bathroom. The property also benefits from double glazing and central heating. An internal viewing is highly recommended to fully appreciate the space on offer.

**337 CLARENCE ROAD
SUTTON COLDFIELD**

Front Garden:

A block-paved driveway provides ample off-road parking, complemented by low-level walling, mature conifers to the side, and a well-maintained lawned area. An up-and-over door leads to a useful storage area, and there is side access to the rear garden.

Reception Hall:

The reception hall offers useful storage space and leads directly into the living room.

Living Room:

A generously sized living room featuring a front-facing bay window, venetian plastering, and ceramic flooring.

Spacious Fitted Breakfast Kitchen:

The breakfast room is filled with natural light from double-glazed patio doors leading to the rear garden. The fitted kitchen includes a range of wooden wall and base units, a built-in fridge/freezer, double oven, and dishwasher. Other features include a stylish wooden slat panel wall. The kitchen connects to the utility room.

Utility Room & Guest WC:

The utility room has a ceramic-tiled floor, a single-drainer sink, plumbing for a washing machine, space for a dryer and fridge-freezer, a heated towel rail, and doors leading to the guest WC and a spacious storage area. The guest WC has a toilet, a sink and featured wooden slat panelling.

First Floor Landing:

A stunning gallery-style landing with a loft hatch, coving, central heating radiator, and a pull-down ladder that leads to an open balcony area overlooking the master bedroom.

Principal Bedroom with Ensuite:

The beautifully presented master bedroom features a double-glazed Velux window and a rear-facing window. The room also boasts a feature open balcony with polished wooden balustrades and glass. The en-suite bathroom is superbly designed en-suite includes a fitted vanity sink unit with storage cupboards, lighting, and drawers, a fully-tiled shower cubicle, central heating radiator, low flush WC, and a freestanding bath.

Family Bathroom:

The family bathroom includes a vanity unit with a built-in WC and a shower.

Bedrooms:

There are three additional double bedrooms, Bedroom three currently serves as a dressing room and bedroom four as a home office.

Outside – Rear Garden:

The landscaped rear garden features an entertainment gazebo, perfect for alfresco dining throughout the year.

Storage Area:

Accessed via an up-and-over garage door, this space provides a work area with shelving, storage units, lighting, a washer tap, and an electricity supply. Measuring 9'10" x 8', a door leads directly into the utility room.

Location:

This beautifully presented and spacious four-bedroom detached home is located in the highly desirable area of Four Oaks, on the sought-after Clarence Road, near its junction with Blackberry Lane. The property enjoys excellent access to local commuter routes, bus and railway services, making it ideal for those who need to travel. It is also within walking distance of Arthur Terry Secondary School and other popular primary schools.

Services to the Property: Main services

Local Authority: Birmingham City Council

Viewing Arrangements

Strictly via the vendors sole agents The Agents Property Consultants on 01564 332 555

EPC Rating: TBC

Agents Notes All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.









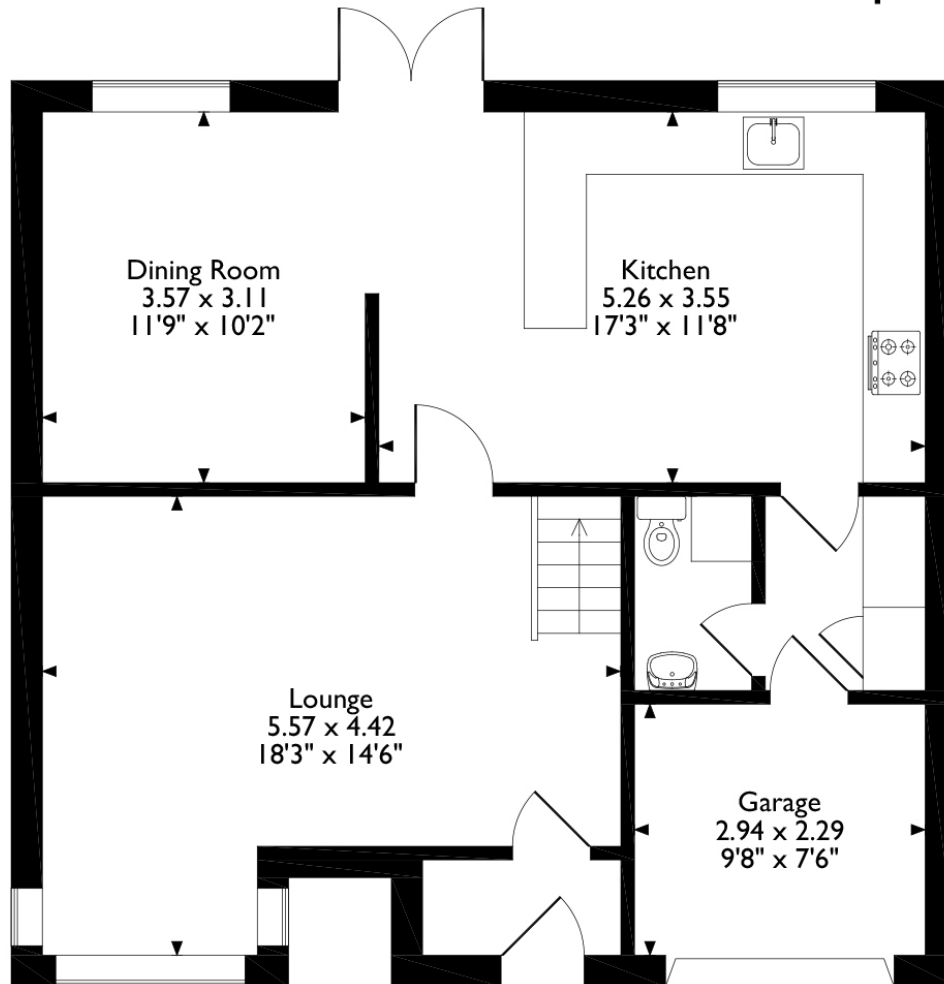




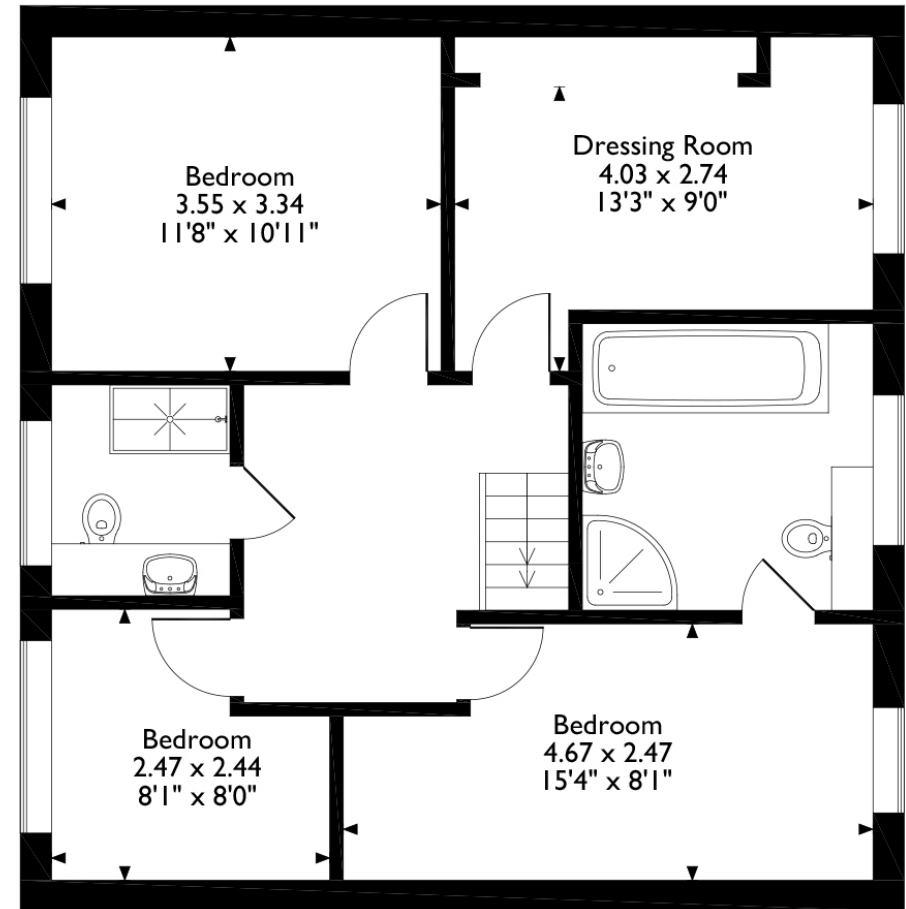




337, Clarence Road, Sutton Coldfield
Approximate Gross Internal Area
131 Sq M/1410 Sq Ft



Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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