



Hillmorton Road, Four Oaks,  
Sutton Coldfield, B74 4SG

**Offers Over £450,000**

The blend of modern updates and thoughtful design makes Hillmorton Road a wonderful home. Sold with the benefit of NO UPWARD CHAIN, the residence has undergone exquisite refurbishment and is primed for immediate habitation.

Featuring a beautiful extension and showcasing a spacious kitchen/dining area that boasts elegant herringbone flooring is a perfect space to cook and entertain at the same time. Alongside this, there's a generously sized living room, three bedrooms, with the main bedroom enjoying an ensuite, and a well-appointed family bathroom completing the interior.

To the rear is a well maintained garden and garage to the side and ample off street parking to the fore.

Viewing is highly recommended. Located in a desirable and sought-after area of Four Oaks within the catchment for the highly regarded Arthur Terry secondary school, the property requires inspection to be appreciated.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Living Room  
6.40m (21') x 3.35m (11')

Kitchen/Dining  
5.49m (18') x 5.21m (17'1")

Bedroom 1  
4.27m (14') x 1.94m (6'4")

En-suite

Bedroom 2  
3.35m (11') max x 3.35m (11')

Bedroom 3  
5.21m (17'1") x 2.13m (7') max

Bathroom

Garage





# Floor Plan

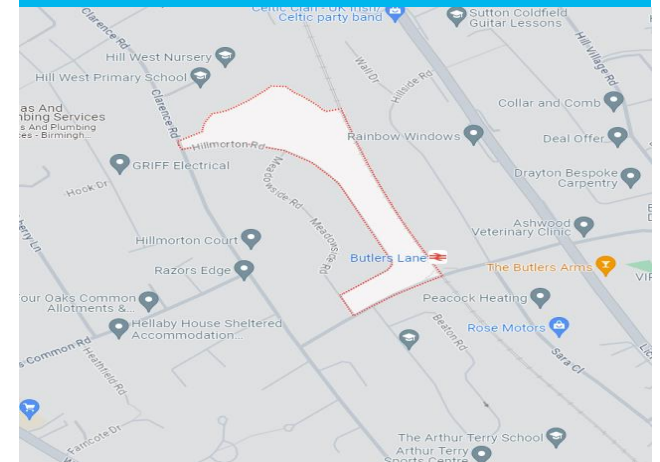
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	55 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: