



Grange Lane, Four Oaks,
Sutton Coldfield, B75 5LB

Offers Over £450,000

Located within just a few minutes' walk to both open countryside and easy access to shops, schools and transport links, this well presented semi-detached family home is not to be missed!

Nestled on a popular road, this charming house welcomes you with a warm hallway. The dining area at the front, is illuminated by natural light filtering through the bay window. The adjacent living room is perfect for relaxation or entertaining guests. Moving towards the rear, the spacious breakfast kitchen beckons with a centre island, ample cabinet space and space for a table or seating – whatever one prefers. The utility room and the garage complete the ground floor accommodation.

A spacious landing provides access to four bedrooms. Two bedrooms boast en-suite bathrooms, and a well-appointed family bathroom caters to the remaining bedrooms, ensuring convenience for all occupants.

Outside, the rear garden provides a peaceful retreat, bordered by lush greenery and featuring a charming, decked area for al fresco dining or morning coffee.

Completing the picture, the front driveway, paved for easy maintenance, provides ample off road parking. Grange Lane is within walking distance of local shops, highly regarded local schools and the centre of Mere Green which is buzzing with local restaurants, bars and boutique shops.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is 'C' 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



Hall

Dining Room 4.14m (13'7") x 2.97m (9'9")

Living Room 5.92m (19'5") x 3.58m (11'9")

Kitchen/Breakfast Room 5.38m (17'8") x 3.56m (11'8")

WC

Utility 3.00m (9'10") x 2.51m (8'3")

Garage

Landing

Bedroom 1 5.36m (17'7") x 2.67m (8'9")

En-suite

Bedroom 2 3.43m (11'3") x 2.65m (8'8")

En-suite

Bedroom 3 3.58m (11'9") x 2.95m (9'8")

Bedroom 4 3.58m (11'9") x 3.51m (11'6") max

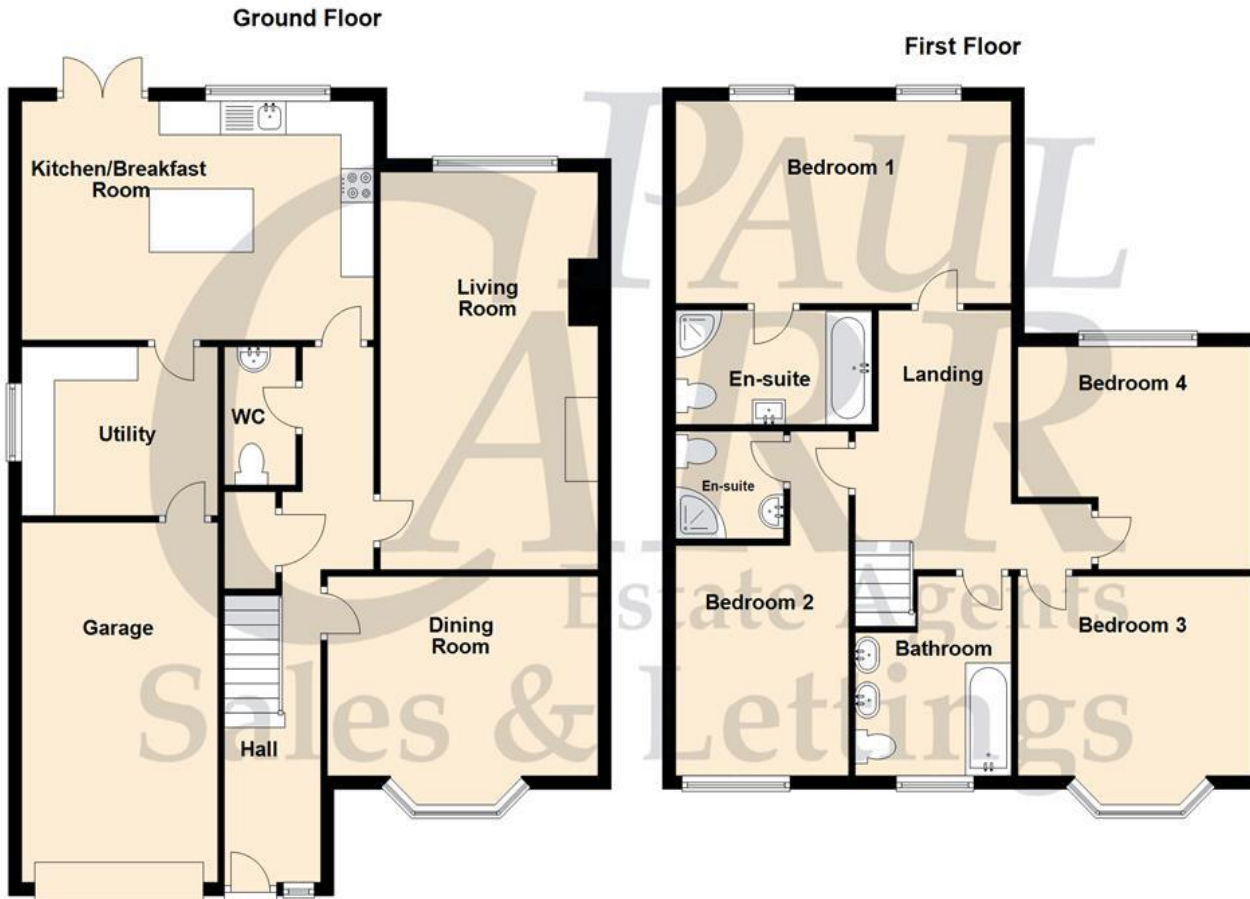
Bathroom





Floor Plan

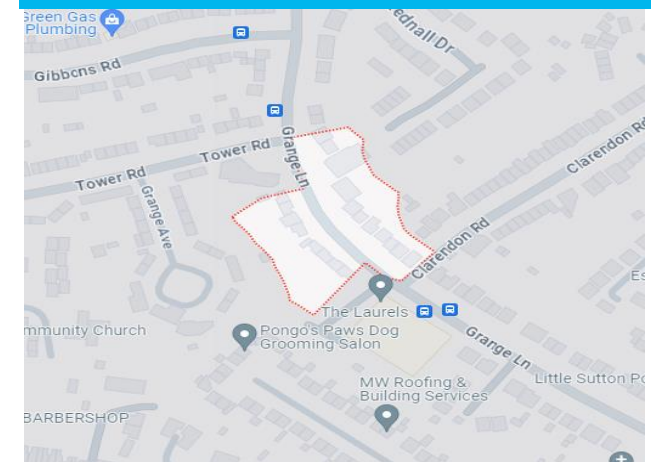
This floor plan is not drawn to scale and is for illustration purposes only

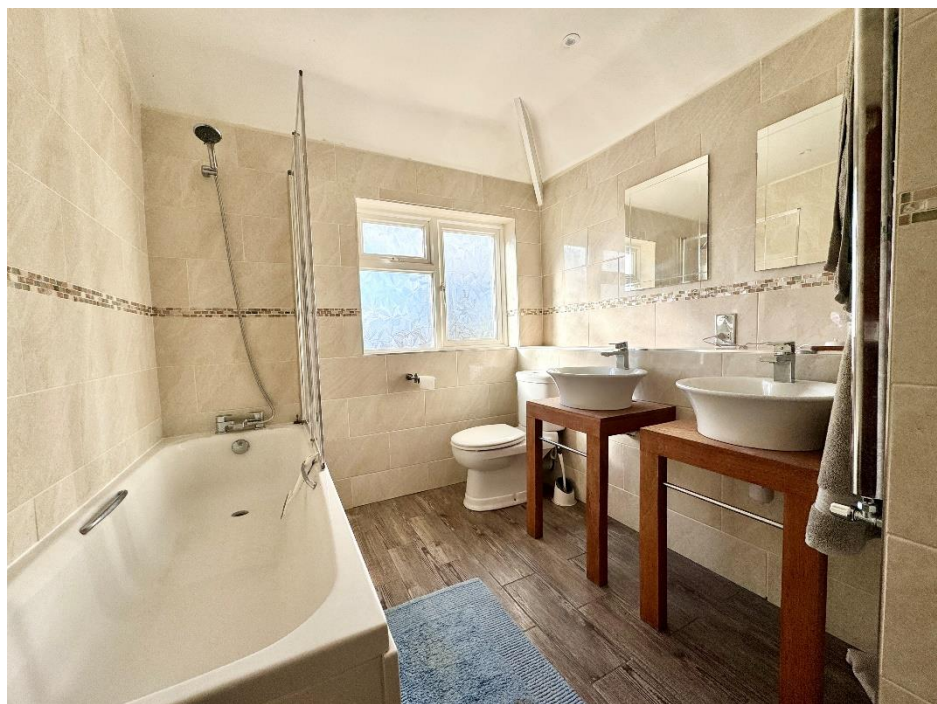
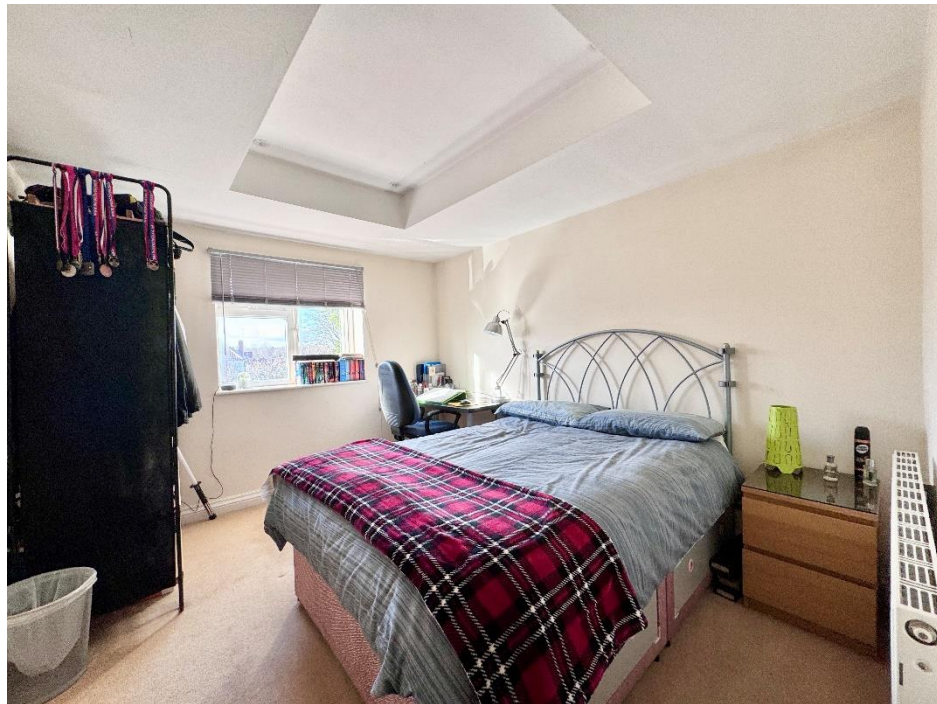


Energy Performance Rating

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