



Clarence Road, Four Oaks,  
Sutton Coldfield, B74 4DX

Offers in Excess of £425,000



This traditional family home located on an exceptionally desirable road, offers a unique opportunity to purchase a house that boasts both space and a wealth of light throughout.

This home features a welcoming living room at the front, an open-plan family area and dining space connected to the kitchen. Additionally, there's a snug that doubles as a home office, a convenient utility room, and a shower room. The garage is situated to the side.

Upstairs, there are two spacious double bedrooms, one single bedroom, and a bathroom completes the first floor accommodation.

The South facing rear garden is perfect for outdoor activities. To the fore the driveway provides off road parking.

Situated within the highly popular Clarence Road, the property benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance on the property.

### **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](mailto:Fouroaks@paulcarrestateagents.co.uk)





Porch

Hall

Living Room 3.78m (12'5") x 3.68m (12'1")

Family Room 3.92m (12'10") x 3.45m (11'4")

Dining Room 2.82m (9'3") x 2.29m (7'6")

Kitchen 5.28m (17'4") x 2.06m (6'9")

Snug/Home Office 6.12m (20'1") x 2.01m (6'7")

Utility 2.57m (8'5") x 2.01m (6'7")

Shower Room

Garage

Bedroom 1 3.68m (12'1") x 3.45m (11'4")

Bedroom 2 3.67m (12') x 3.66m (12')

Bedroom 3 2.07m (6'9") x 1.73m (5'8")

Bathroom

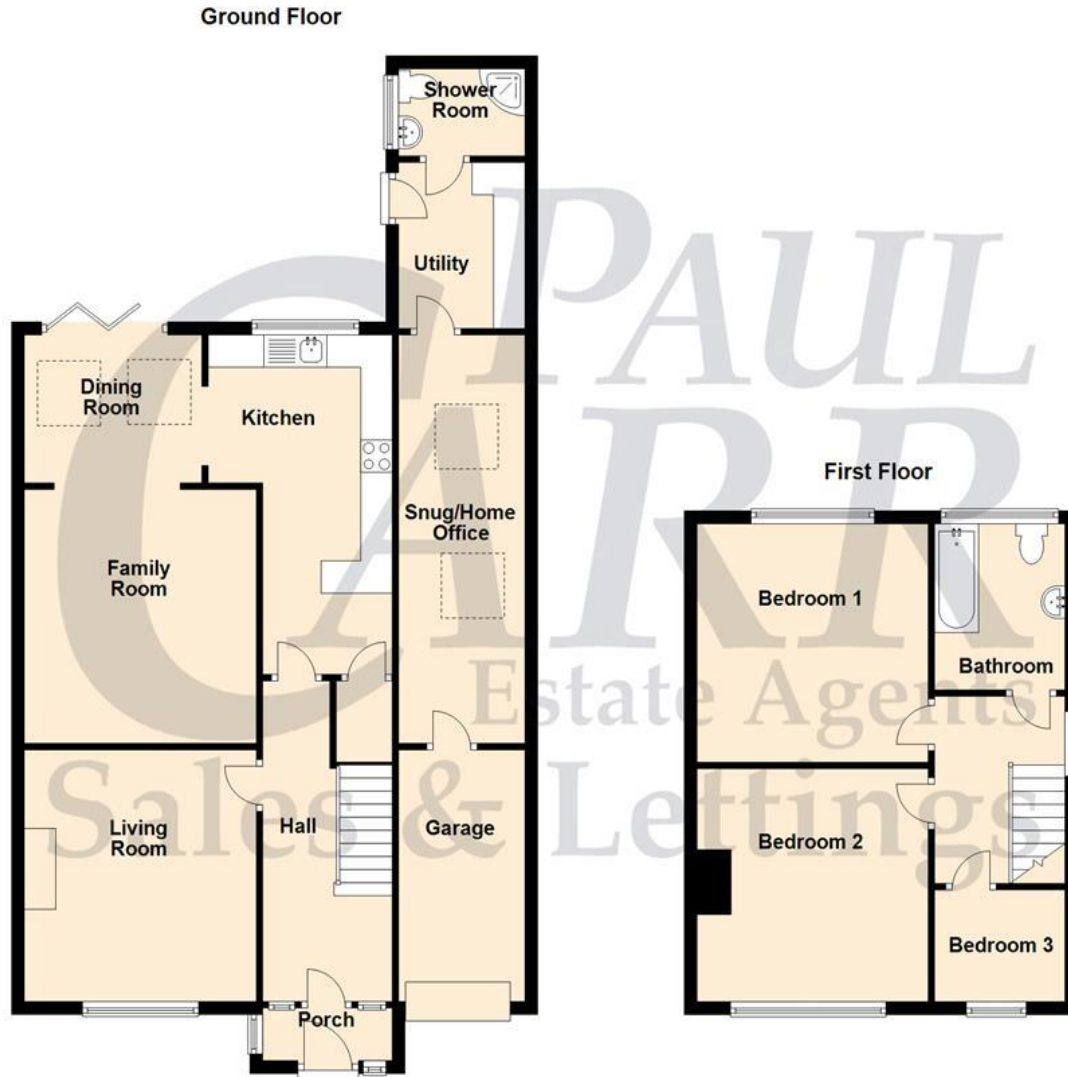






# Floor Plan

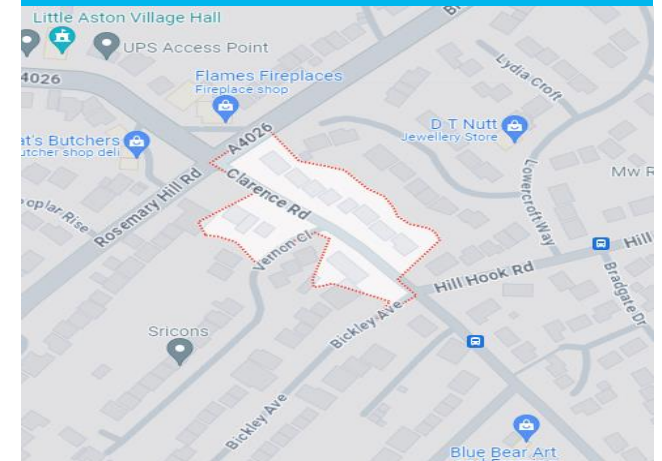
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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: