



Heathfield Road, Four Oaks,
Sutton Coldfield, B74 4JA

Offers in Excess of £375,000

Located within this exceptionally quiet and perfectly positioned close, and sold with the benefit of No Upward Chain, this charming character cottage nestled in this cul-de-sac exudes charm with its origins tracing back to two separate cottages, now seamlessly fused into one.

Upon entering, you're welcomed into spacious reception rooms that radiate charm and comfort, providing the ideal spaces for relaxation and social gatherings. A highlight of this home is the bright and beautiful conservatory, a serene sanctuary where you can immerse yourself in the beauty of the surrounding garden while savouring moments of quiet reflection or hosting intimate gatherings with loved ones.

The well-appointed kitchen and adjacent utility area cater to both functionality and style, offering ample storage and workspace for culinary endeavours and household tasks alike.

Upstairs, two inviting double bedrooms await, each offering a peaceful haven for rest and relaxation. Soft hues and thoughtful design elements create an ambiance of tranquility, inviting you to unwind and rejuvenate after a busy day.

Stepping outside, you'll discover a stunning rear garden that is sure to captivate your senses. Bursting with vibrant foliage and blossoming flowers, this outdoor oasis provides a picturesque backdrop for outdoor enjoyment and al fresco dining throughout the seasons.

Heathfield Road is a truly fantastic location for access to local schools with desirable Arthur Terry Academy just a short walk away, alongside two highly regarded Primary schools, also accessible on foot. The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.

ADDITIONAL INFORMATION

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



Porch

Living Room
3.76m (12'4") x 3.56m (11'8")

Conservatory

Dining Room
3.96m (13') x 2.67m (8'9")

Kitchen
3.78m (12'5") x 3.28m (10'9")

Utility
2.21m (7'3") x 2.17m (7'1")

WC

Landing

Bedroom 1
3.94m (12'11") x 3.78m (12'5")

Bedroom 2
3.94m (12'11") x 3.81m (12'6")

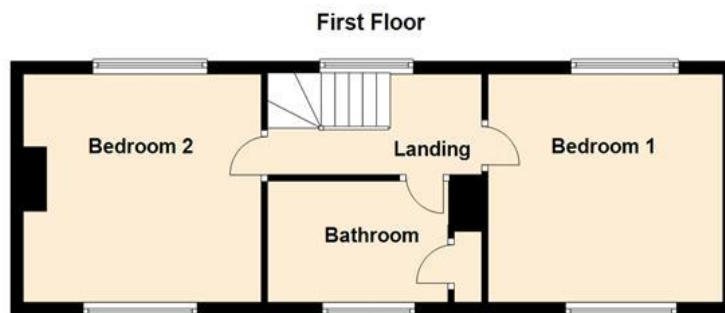
Bathroom





Floor Plan

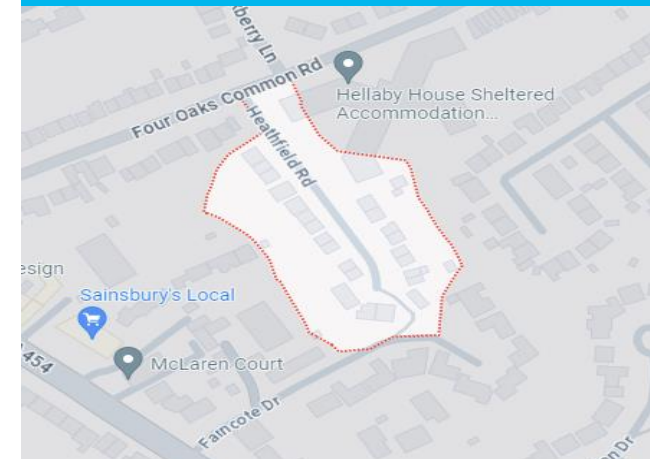
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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: