



Clarendon Road, Four Oaks,  
Sutton Coldfield, B75 5JY

Offers in Excess of £440,000

Located on Clarendon Road, this immaculate home exudes style throughout.

The living room offers direct access to the garden, while a formal dining room with a bay window adds a touch of elegance. The spacious kitchen is perfect for culinary endeavors, complemented by a utility area and WC for added convenience.

Upstairs, you'll find two double bedrooms, a single bedroom, and a modern bathroom, completing this stylish and comfortable living space. The tranquil garden enjoys patios to relax and enjoy the sunshine.

To the fore the driveway allows off road parking.

Approached from Grange Lane, the property is situated within easy walking distance of highly regarded Primary schools and further complimented by local amenities including shops on Little Sutton Lane. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham.

### **ADDITIONAL INFORMATION**

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 4.67m (15'4") x 3.35m (11')**

**Dining Room 4.50m (14'9") x 3.28m (10'9")**

**Kitchen 5.78m (19') x 4.11m (13'6")**

**Utility**

**WC**

**Storage Garage**

**Landing**

**Bedroom 1 4.50m (14'9") x 3.28m (10'9")**

**Bedroom 2 4.65m (15'3") max x 3.00m (9'10")**

**Bedroom 3 2.64m (8'8") x 2.03m (6'8")**

**Bathroom**

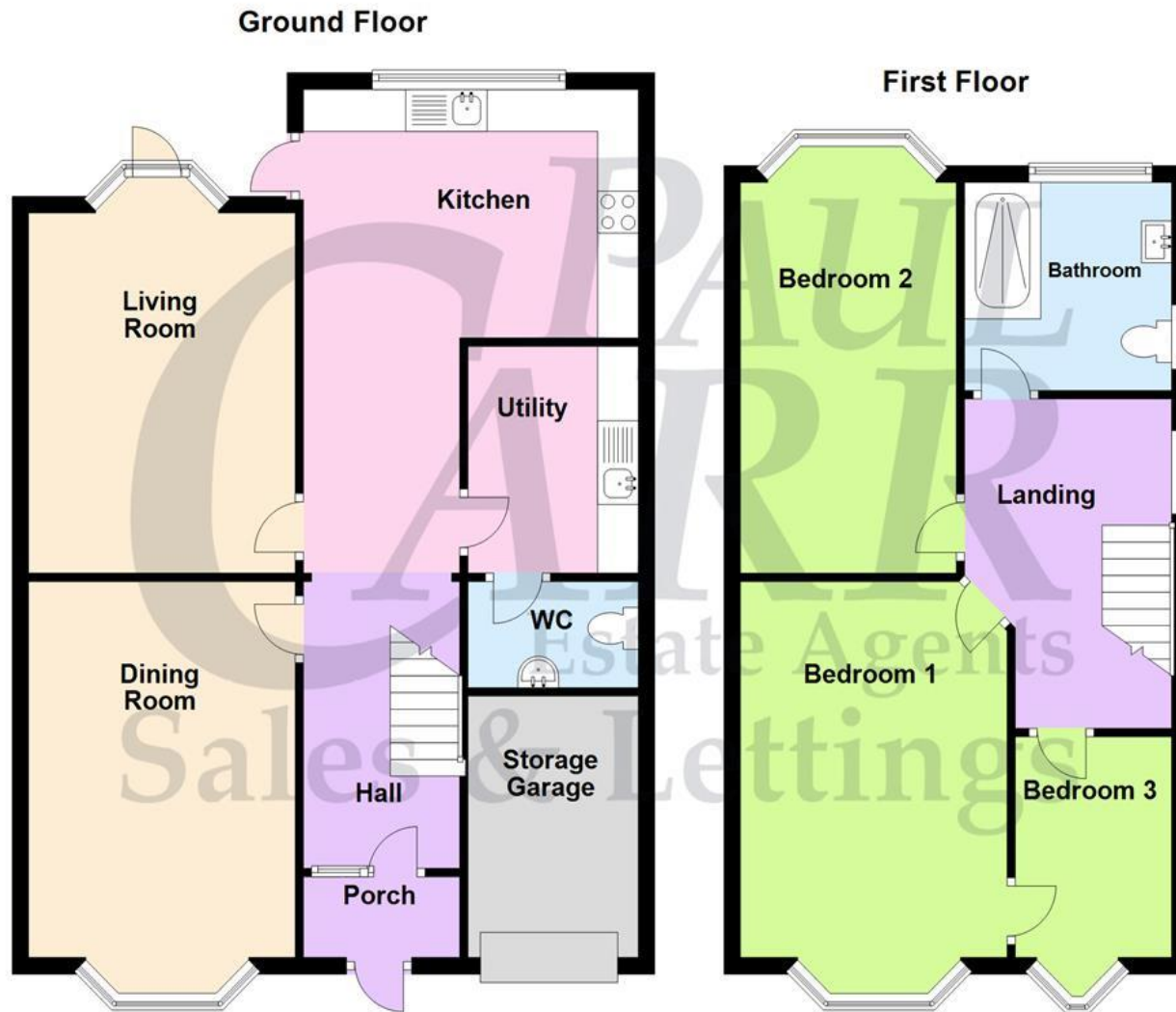






# Floor Plan

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



*Energy Performance Rating*

*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: 11th April 2024