



Balmoral Road, Four Oaks
Sutton Coldfield, B74 4UF

Offers in the Region Of £495,000

A thoughtfully extended four bedroom detached family home set on this sought after Cul-de sac. Benefiting from a generous plot, boasting a large driveway and a double garage with beautifully maintained gardens, the rear aspect enjoys views across Netherstone Nature reserve.

To the ground floor you are welcomed with an entrance hallway, a very generous through lounge with a bay window to the fore, complimented with a dining room with French doors leading you to the beautiful gardens. The kitchen is of a fantastic size with dual windows to really enhance the natural light.

The first floor boasts four bedrooms, with the principal bedroom having fitted wardrobes and an en-suite complimented with a bath and shower. Bedrooms one and four enjoy spectacular views over the garden and the Nature Reserve. A well fitted bathroom completes the first floor accommodation with both bath and separate shower.

Outside the private rear garden, with patio, has a lawn beyond backing onto the Nature Reserve. To the side of the rear garden there is huge scope for extension if desired. Finishing the outside there is a double garage and a large driveway.

Situated within this quiet cul de sac yet benefitting from access to a host of local amenities, this fantastic family home is within walking distance of highly regarded Primary and Secondary schools alongside local convenience shops and transport links by both bus and train.

Tenure: We can confirm the property is Freehold.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
5.99m (19'8") x 3.86m (12'8")

Dining Room
3.53m (11'7") x 2.46m (8'1")

Kitchen
4.78m (15'8") x 2.00m (6'7")

WC

Double Garage

Landing

Bedroom 1
3.30m (10'10") x 2.87m (9'5")

En-suite

Bedroom 2
3.29m (10'9") x 2.95m (9'8")

Bedroom 3
2.96m (9'8") x 1.93m (6'4")

Bedroom 4
2.44m (8') x 1.88m (6'2")

Bathroom





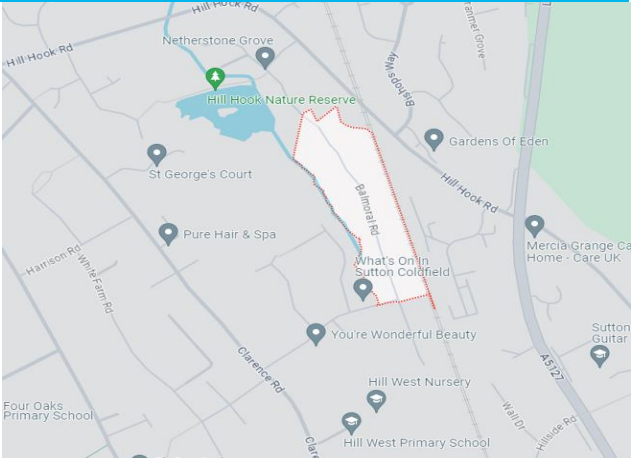
Floor Plan

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		83 B
69-80	C		
55-68	D	63 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: 22nd April 2024