



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

**Offers Over £475,000**



Interested in a home within school catchment and with approved planning permission? Look no further and call now!

Nestled in a serene neighbourhood, this charming traditional semi-detached house exudes warmth and character. Enjoying features like picture rails that add a touch of elegance. As you step inside, you're greeted by a spacious living room, illuminated by a bay window that invites natural light to dance across the hardwood floors. Adjacent to the living room, the dining area provides a seamless transition to the outdoor oasis, creating a tranquil setting for alfresco dining or relaxation. The well-appointed kitchen offers ample space for cooking and storage, while a convenient utility room and a shower room, adds practicality to daily routines.

The property also boasts a garage, providing secure storage or parking space.

Ascend the staircase to discover three generously sized double bedrooms, each offering comfort and privacy for restful nights. A modern bathroom completes the first floor accommodation.

Situated on 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.

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 4.37m (14'4") x 3.66m (12')

Dining Room 2.92m (9'7") x 2.64m (8'8")

Kitchen 2.84m (9'4") x 2.62m (8'7")

Utility 2.57m (8'5") x 1.88m (6'2")

Shower Room

Garage

Landing

Bedroom 1 4.09m (13'5") max x 2.92m (9'7")

Bedroom 2 4.67m (15'4") x 3.72m (12'2")

Bedroom 3 2.67m (8'9") x 2.18m (7'2")

Bathroom

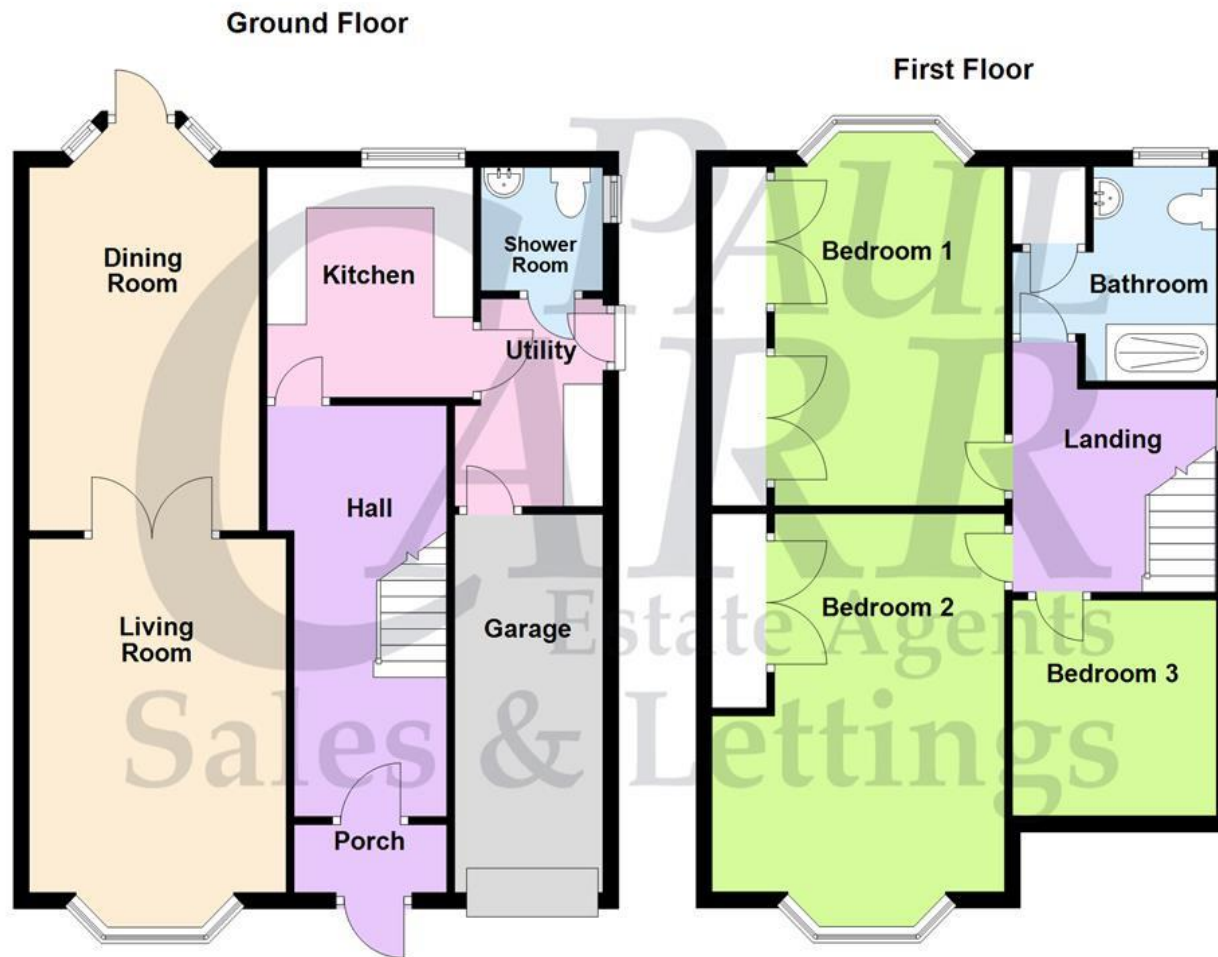






# Floor Plan

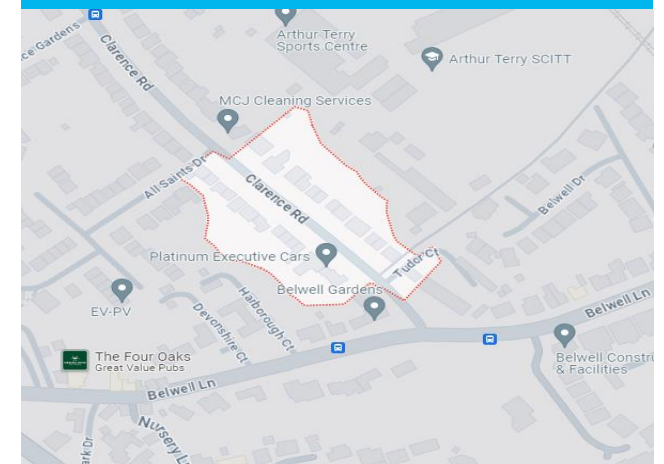
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	58 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: