



Worcester Lane, Four Oaks,  
Sutton Coldfield, B75 5NA

**£500,000**



Sold with NO UPWRAD CHAIN this traditional, detached house exudes timeless charm and is meticulously maintained, presenting a neat and immaculate appearance both inside and out.

On the ground floor, original floorboards add character and warmth to the home, where a welcoming living room features a bay window and a cozy fireplace, while an adjoining dining room boasts its own fireplace, creating an inviting atmosphere for entertaining or relaxing. At the rear of the house, a spacious conservatory bathes the interior in natural light and offers a serene retreat to enjoy the surrounding garden views. The well-fitted breakfast kitchen provides a functional yet stylish, with a convenient utility room located to the side for added practicality. Completing the ground floor is a garage, providing secure parking and additional storage space.

Upstairs, the accommodation comprises three generously sized double bedrooms, offering comfort and privacy, while a large bathroom equipped with both a bathtub and shower ensures convenience and luxury for daily routines.

Outside, a then, exceptionally large and private garden is everything you need to complete this family home.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of shops, bars and restaurants and rail links get you into Birmingham and Lichfield City centres within half an hour.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E 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  
3.76m (12'4") x 3.66m (12')

Dining Room  
3.89m (12'9") x 3.66m (12')

Kitchen  
3.84m (12'7") x 2.84m (9'4")

WC

Utility  
2.82m (9'3") x 0.69m (2'3")

Garage

Landing

Bedroom 1  
3.76m (12'4") x 3.25m (10'8")

Bedroom 2  
3.89m (12'9") x 3.25m (10'8")

Bedroom 3  
2.77m (9'1") x 2.31m (7'7")

Bathroom



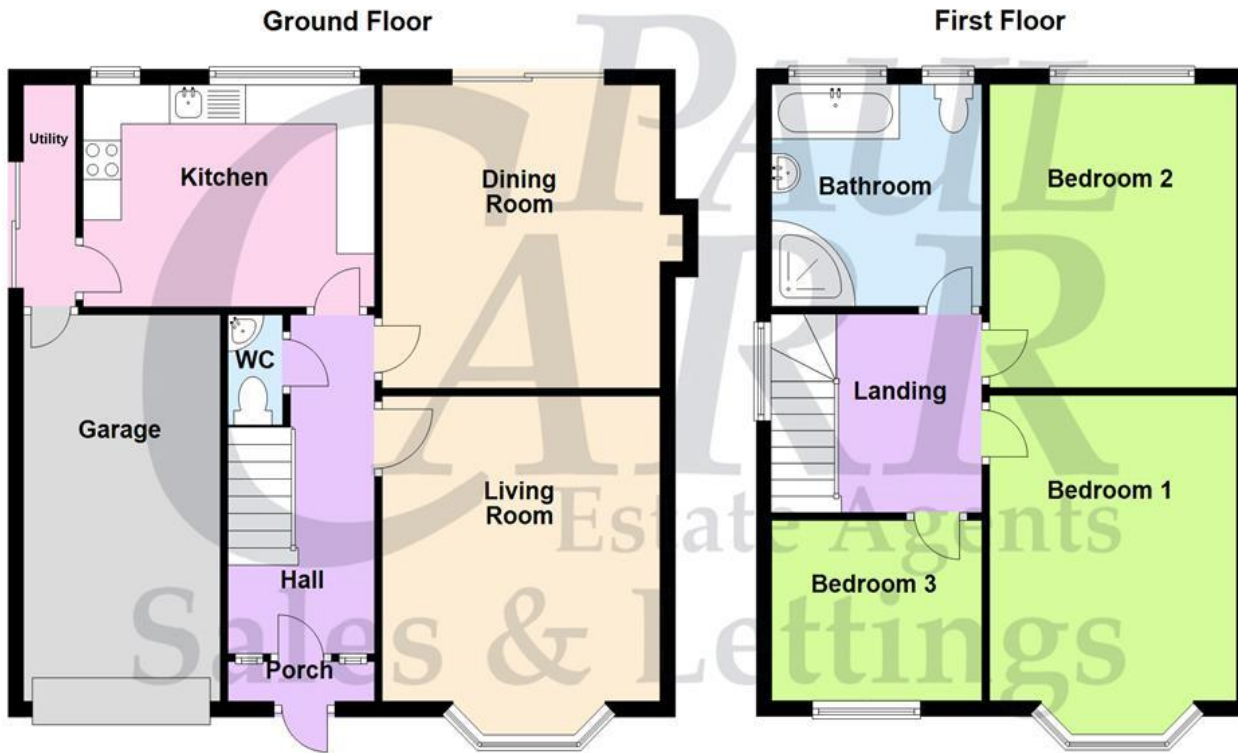






# Floor Plan

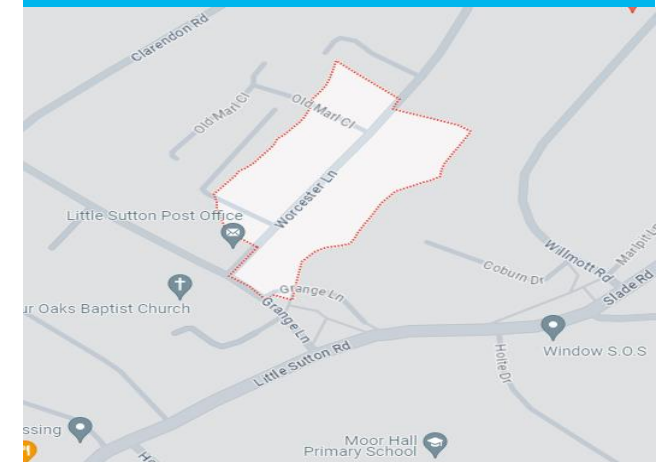
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.  
Come on the market: