



All Saints Drive, Four Oaks
Sutton Coldfield, B74 4AG

£349,950

This semi-detached house is nestled in a sought-after cul-de-sac, offering a tranquil and desirable location. With no upward chain, it presents a hassle-free opportunity.

Inside, the open-plan living and dining area create a spacious and inviting atmosphere. The kitchen is well-equipped and functional. Upstairs, you'll find three double bedrooms, providing ample space for comfort and privacy. The bathroom and separate WC add convenience to this charming home.

The garden provides privacy as it is not overlooked, allowing for peaceful outdoor enjoyment and relaxation.

All Saints Drive is accessed off Clarence Road, and is within walking distance of the Mulberry Walk development which offers a variety of shops, restaurants and boutiques and nearby Butlers Lane Train Station is also accessible on foot and has direct routes into Birmingham and Lichfield City Centres.

ADDITIONAL INFORMATION

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



Porch

Living Room 5.05m (16'7") x 3.43m (11'3")

Dining Area 3.56m (11'8") x 2.67m (8'9")

Kitchen 2.91m (9'7") x 2.21m (7'3")

WC

Landing

Bedroom 1 3.71m (12'2") x 2.95m (9'8")

Bedroom 2 3.68m (12'1") x 1.10m (3'7")

Bedroom 3 2.67m (8'9") x 2.29m (7'6")

Bathroom

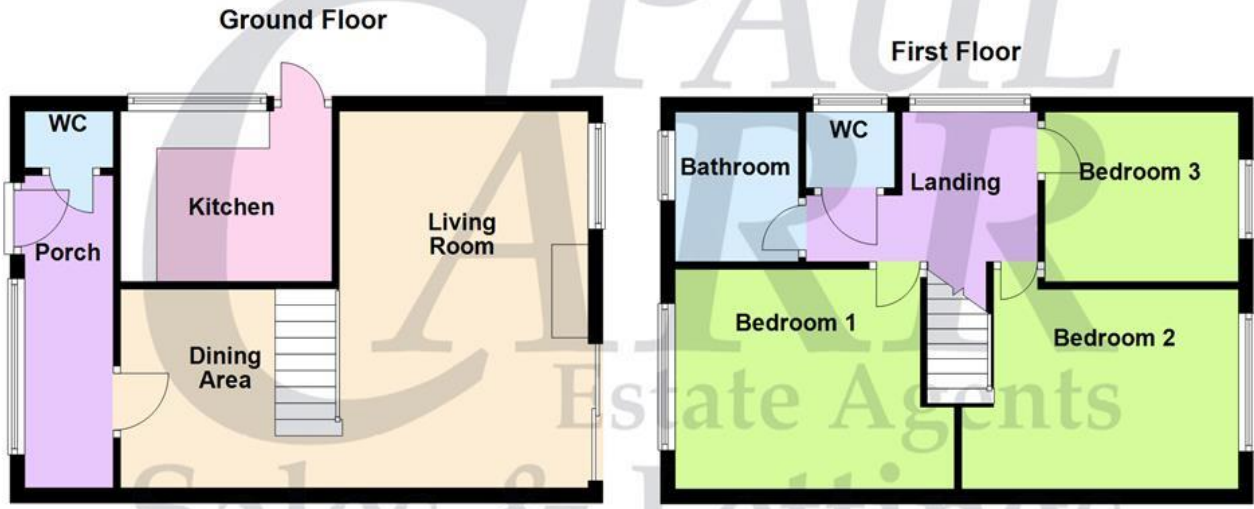
WC





Floor Plan

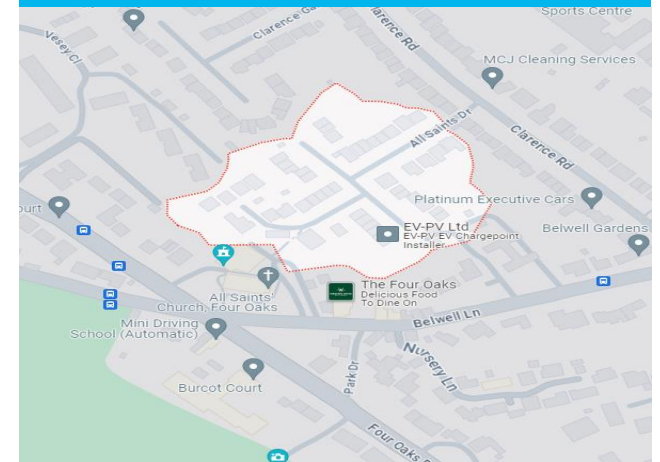
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	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: