



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

Offers in Excess of £300,000

This house features a cozy living room highlighted by a bay window that allows plenty of natural light to flood the space. The kitchen is well-fitted with modern appliances and ample storage, seamlessly opening up to a conservatory. This conservatory is currently utilized as a dining room, offering charming views of the extensive garden.

Upstairs, there are three generously sized bedrooms, perfect for a family or for use as guest rooms or home offices. The bathroom is conveniently located on this floor as well.

The garden is notably long, providing ample outdoor space for various activities and landscaping opportunities.

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 B 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



Porch

Hall

Living Room
3.86m (12'8") x 3.56m (11'8")

Dining
2.87m (9'5") x 2.29m (7'6")

Kitchen
4.57m (15') x 2.67m (8'9")

Landing

Bedroom 1
3.36m (11') x 2.82m (9'3")

Bedroom 2
3.38m (11'1") x 2.88m (9'6")

Bedroom 3 2.03m (6'8") x 1.96m (6'5")

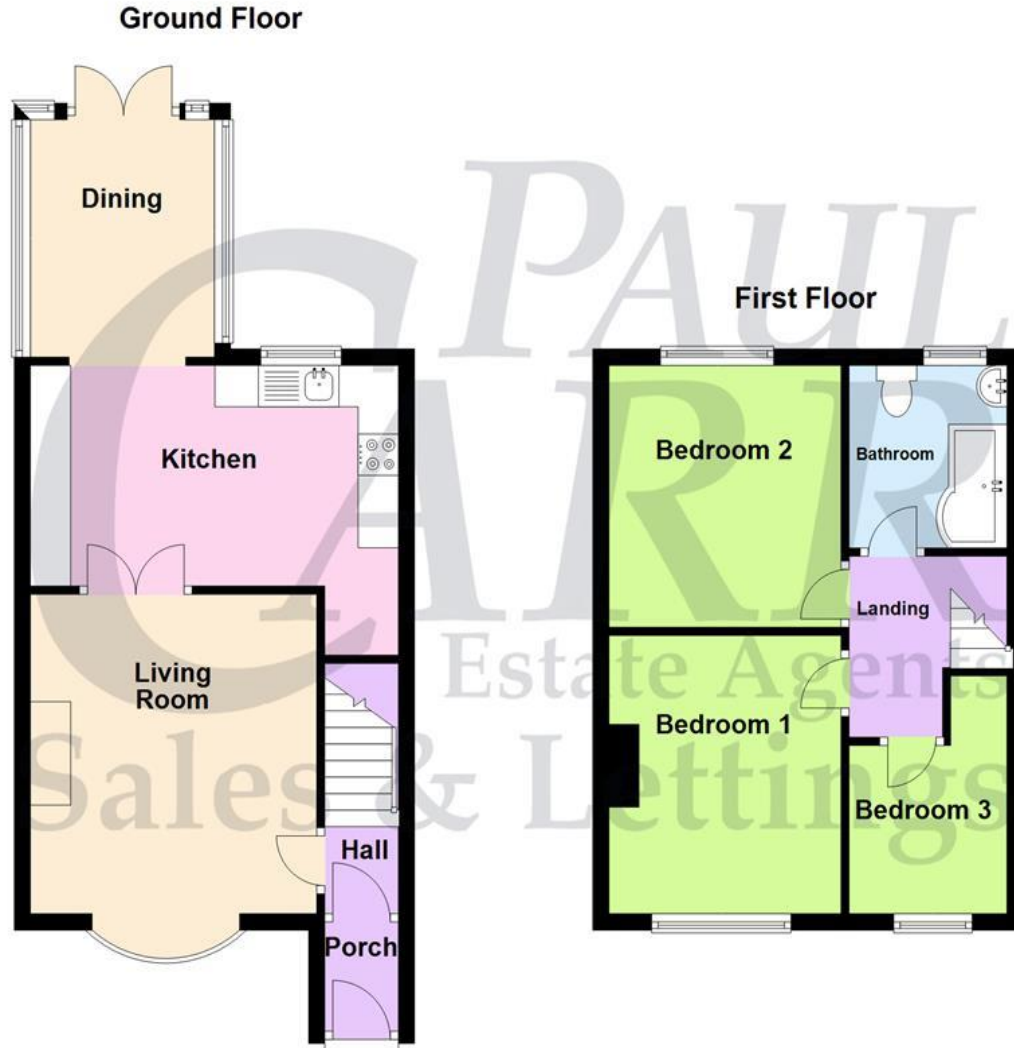
Bathroom





Floor Plan

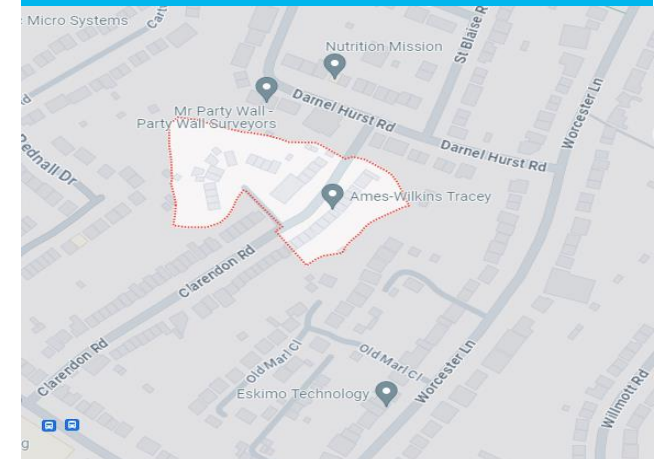
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 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: