



Essex Road, Four Oaks,
Sutton Coldfield, B75 6NR

£475,000

Nestled in a serene neighbourhood, this charming detached house offers a blend of comfort and modern convenience, perfect for contemporary living. Filled with natural light throughout, it promises a delightful living experience for families and professionals alike.

At the front of the house, you'll find a welcoming living room perfect for relaxation and entertaining. Toward the rear, there's a dining area ideal for family meals and gatherings. The well-fitted kitchen comes equipped with modern appliances, ensuring a pleasant cooking experience. Additionally, there's a practical utility room that includes a WC for added convenience. A storage garage provides ample space extra belongings.

Upstairs, the house boasts three excellent-sized bedrooms, all offering generous space and comfort. The modern bathroom is stylishly designed with contemporary fixtures.

Outside, a garden room equipped with electricity, internet, and heating serves as an ideal office space, providing a serene environment for work or leisure activities.

Essex Road is ideally located for access to highly sought after local schools and it takes just a short walk to gain immediate access to a plethora of amenities within desirable Mere Green. There is a selection of bistro's, café's, restaurants, supermarkets and boutiques along with national chain supermarkets and local train links provide direct routes into Birmingham & Lichfield City Centres, ideal for access to London should it be desired.

ADDITIONAL INFORMATION

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

3.63m (11'11") x 3.35m (11')

Dining Room

3.38m (11'1") x 3.35m (11')

Kitchen

3.76m (12'4") x 2.17m (7'2")

Utility/WC

2.36m (7'9") x 1.50m (4'11")

Storage Garage

Garden Room

Landing

Bedroom 1

3.89m (12'9") x 3.35m (11')

Bedroom 2

3.35m (11') x 3.28m (10'9")

Bedroom 3

3.61m (11'10") x 2.92m (9'7")

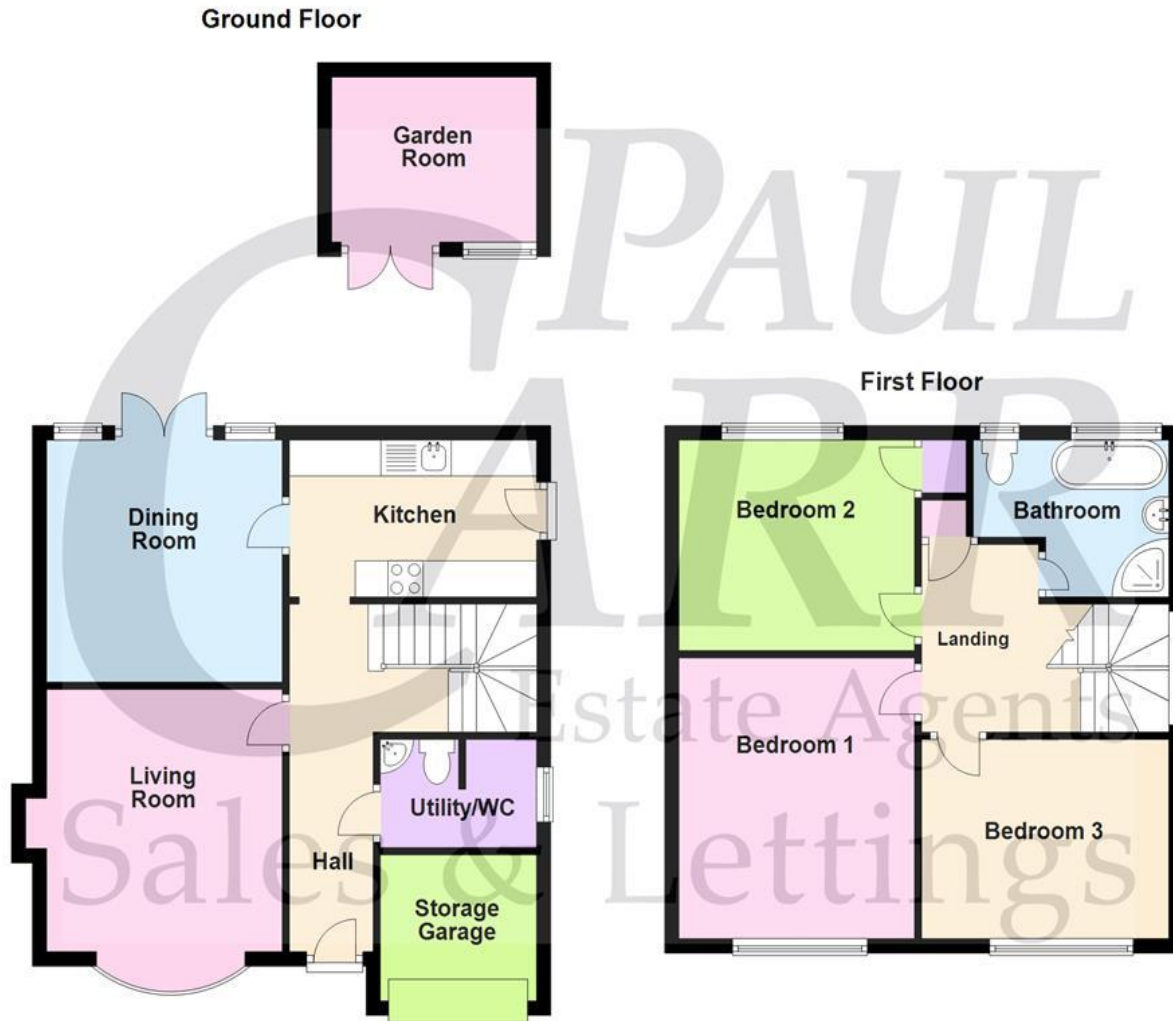
Bathroom





Floor Plan

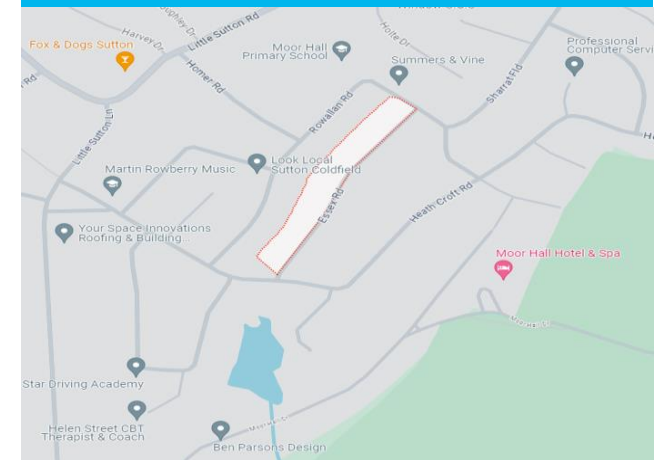
This floor plan is not drawn to scale and is for illustration purposes only



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH BY ANY PROSPECTIVE PURCHASER.
Plan produced using PlanUp.

Energy Performance Rating

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: