



Rednall Drive, Four Oaks,
Sutton Coldfield, B75 5LG

Offers in the Region Of £325,000

Boasting three double bedrooms and a superb location, ideal for access to schools, this thoughtfully extended semi-detached family home is sold with the benefit of No Upward Chain and is not to be missed.

The house features a through living dining room, kitchen, utility room, and a garage. Upstairs, there are three bedrooms, a bathroom, and a separate WC. Though in need of renovations, the property's prime location close to the countryside enhances its potential.

Rednall Drive is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton and Mere Green Primary schools both accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is 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

3.45m (11'4") x 3.35m (11')

Dining Room

4.33m (14'2") x 3.35m (11')

Kitchen

2.49m (8'2") x 2.29m (7'6")

Utility

2.95m (9'8") x 1.80m (5'11")

Garage

Landing

Bedroom 1

3.42m (11'3") x 3.35m (11')

Bedroom 2

3.45m (11'4") x 3.10m (10'2")

Bedroom 3

2.59m (8'6") x 2.03m (6'8")

Bathroom

2.47m (8'1") max x 1.70m (5'7")

WC

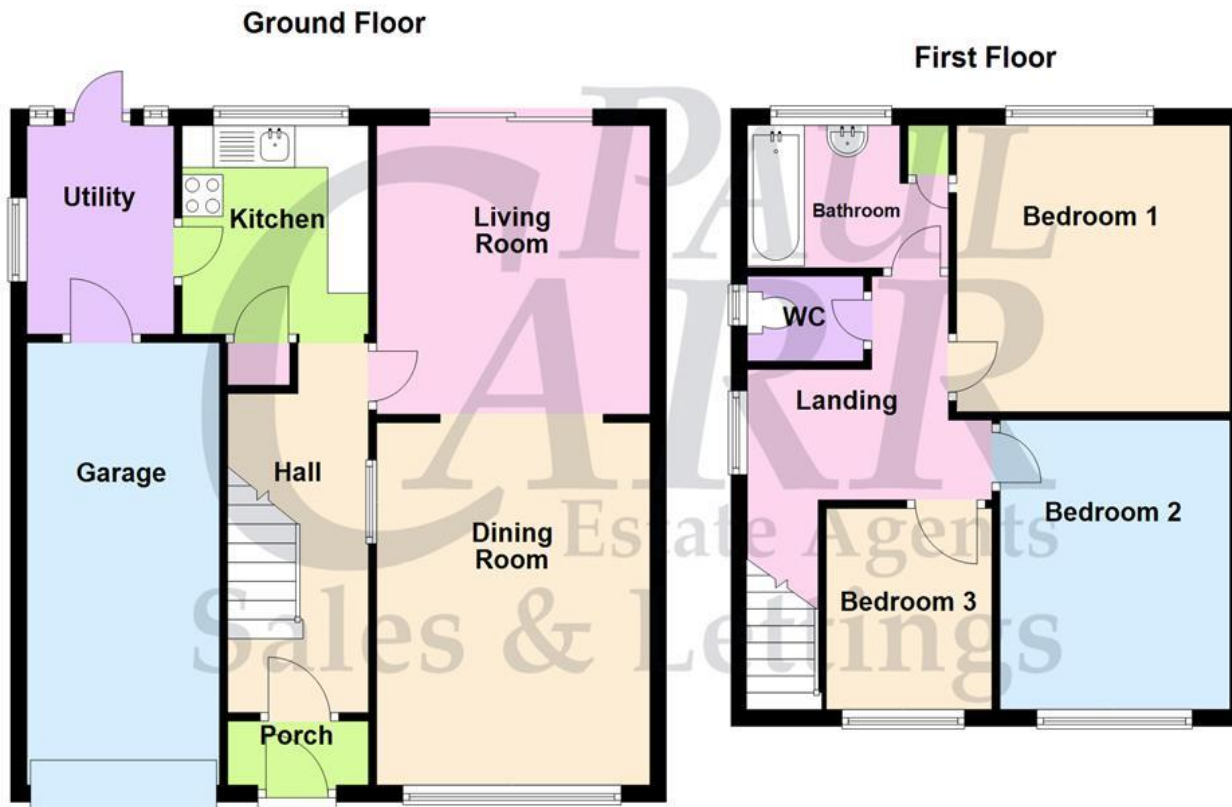
1.24m (4'1") x 0.71m (2'4")





Floor Plan

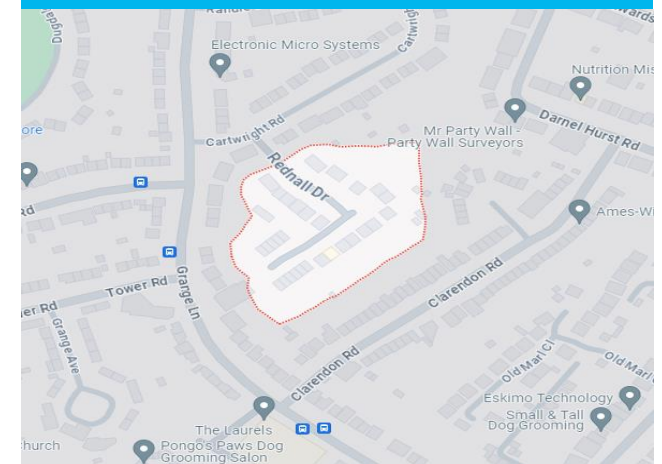
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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