



This home sold with NO UPWARD CHAIN is a spacious and balanced layout and offers a comfortable living space, ideal for a family.

The main living areas are well-proportioned, providing ample space for relaxation and entertainment. The living room is generous in size, offering a comfortable and inviting atmosphere. The dining room features a large bay window, which allows plenty of natural light to fill the room and creates a bright and airy environment. The kitchen is practical and includes access to a lean-to, providing additional storage or utility space. At the rear of the house, there's a conservatory, adding an extra space that connects the indoors with the outdoors, ideal for enjoying the garden views or creating a relaxing sunroom. A wc and garage complete the ground floor accommodation and is conveniently attached to the house.

Upstairs, are three bedrooms, each featuring large windows that let in a lot of natural light and offer views of the surrounding area. The bathroom serves the upstairs bedrooms, providing all the essential amenities for the household.

Outside the landscaped garden is perfect for a family and enjoys a patio, ideal for summer barbeques.

Clarence Road is just a short walk away from the sought after Hill West Primary and Arthur Terry schools, Butlers Lane Train Station, as well as the nearby shops and amenities of Mere Green.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

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
4.27m (14') x 3.68m (12'1")

Dining Room
3.63m (11'11") x 3.18m (10'5")

Kitchen
4.06m (13'4") max x 2.08m (6'10")

Lean-to

Conservatory

WC

Garage

Landing

Bedroom 1
3.66m (12') x 3.63m (11'11")

Bedroom 2
3.68m (12'1") x 3.20m (10'6")

Bedroom 3
2.72m (8'11") x 2.20m (7'3")

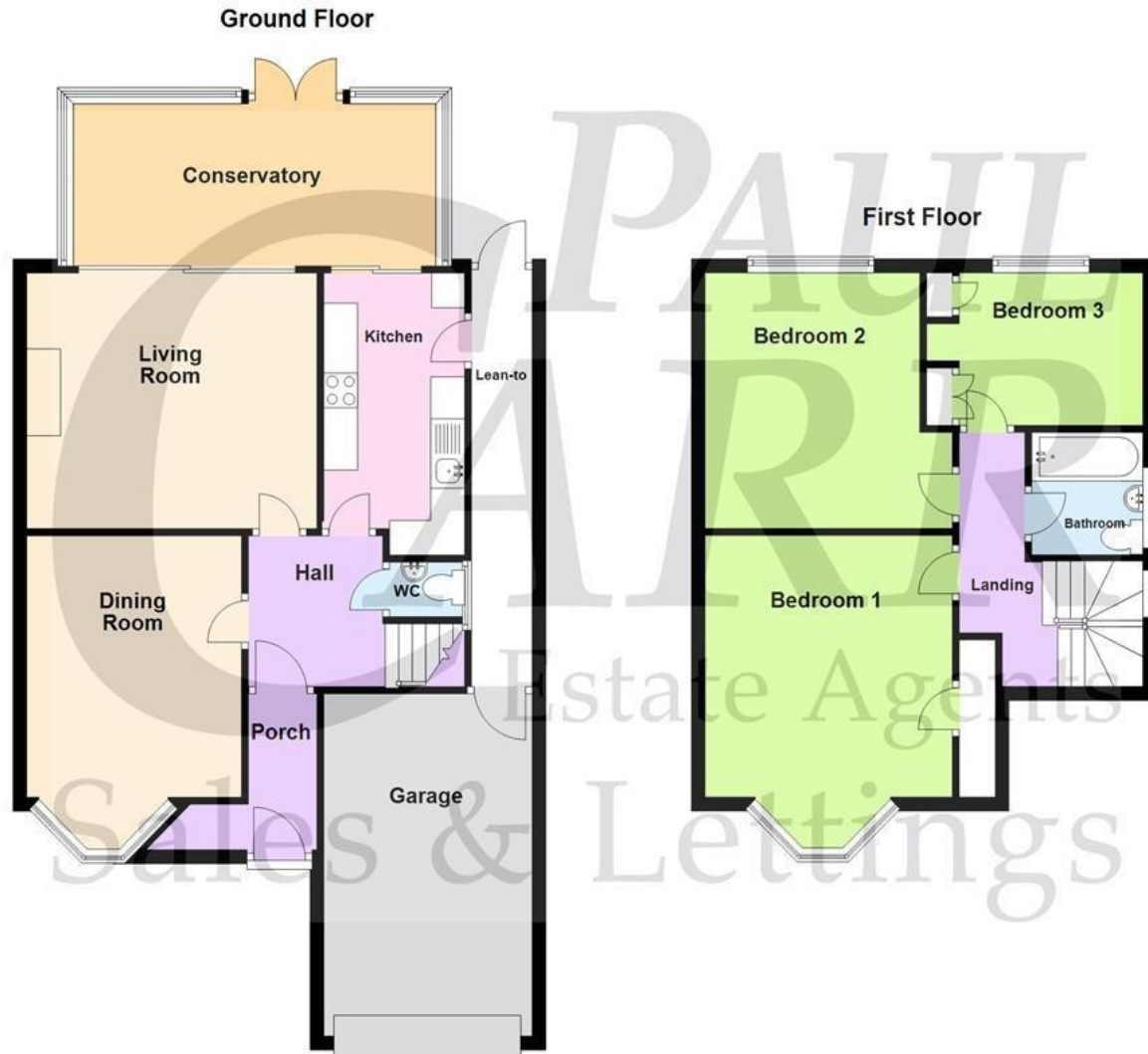
Bathroom





Floor Plan

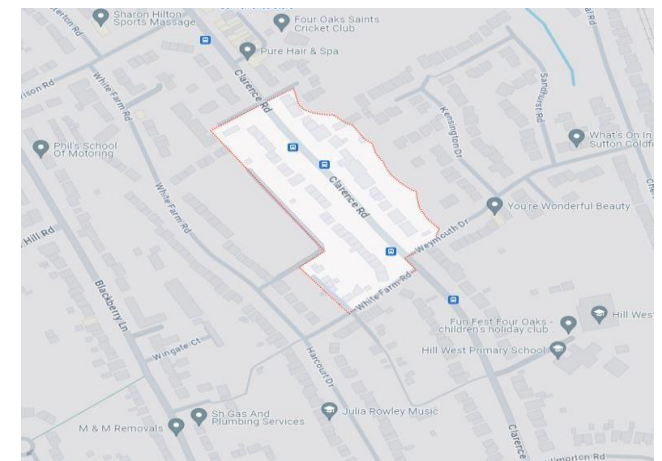
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	67 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: