



Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LP

Offers in the Region Of £365,000

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This end-of-terrace property, offering privacy is sold with the benefit of NO UPWARD CHAIN, ideal for those looking to invest or for first-time buyers seeking a comfortable and functional home.

Inside, the layout is well-balanced, featuring a generously sized living room, perfect for relaxing or entertaining. Adjacent to the living room, there's a dedicated dining room that provides a cozy space for meals. The kitchen is practical and comes equipped with a large pantry, offering ample storage for groceries and kitchen essentials.

Upstairs, the house has three bedrooms, providing plenty of space for a family or guests. The bathroom is conveniently located on this floor as well.

Outside, the south-facing rear garden invites you to enjoy sunny days and al fresco dining.

Set on a convenient and popular road within easy reach of the shops and amenities, as well as close to well regarded schools for all age groups, this neatly presented semi-detached home must be viewed to be appreciated.





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:

Property Specification

NO UPWARD CHAIN
IDEAL FOR INVESTMENT OR FIRST TIME BUYERS
END TERRACED HOME
SUPERB LOCATION

Porch

Hall

Living Room
4.55m (14'11") x 3.48m (11'5")

Dining Room
3.45m (11'4") x 2.87m (9'5")

Kitchen
3.05m (10') max x 2.87m (9'5")

Landing

Bedroom 1
3.45m (11'4") x 3.18m (10'5")

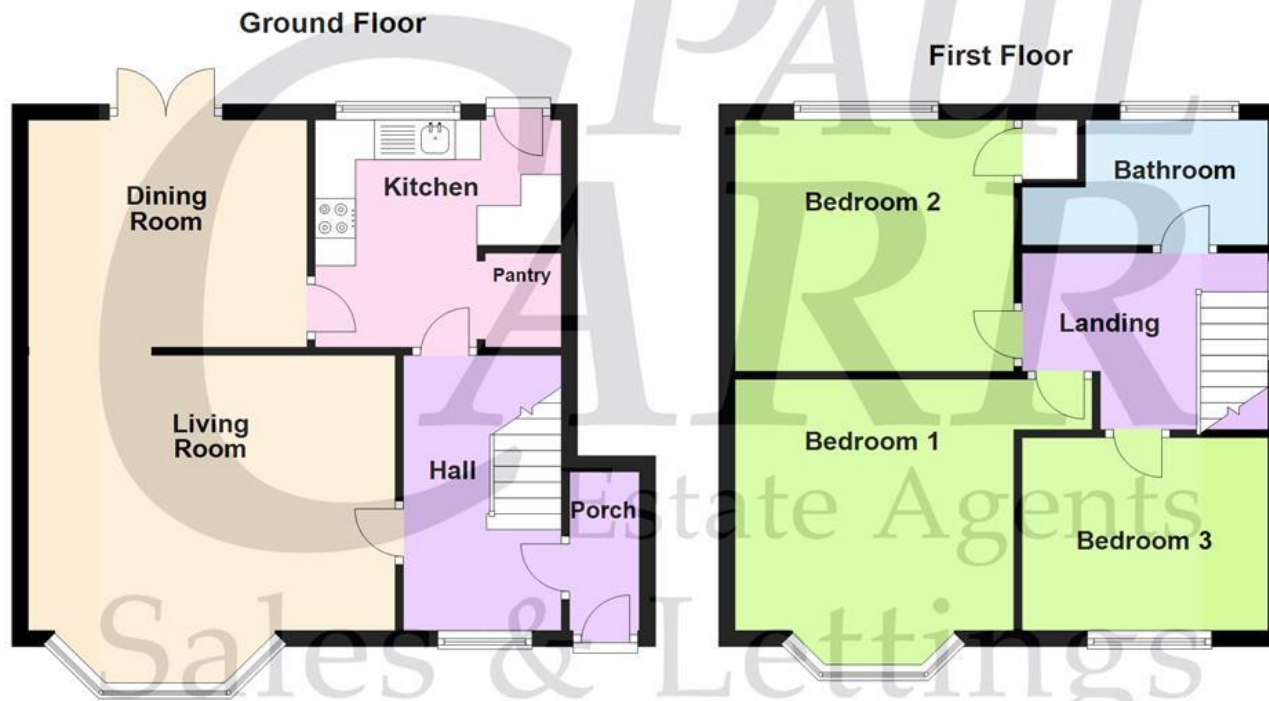
Bedroom 2
3.45m (11'4") x 2.87m (9'5")

Bedroom 3
3.05m (10') x 2.44m (8')

Bathroom
3.05m (10') x 1.70m (5'7")

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

