



Slade Road, Four Oaks,
Sutton Coldfield, B75 5PF

Offers Over £525,000

This thoughtfully extended, modern home offers a perfect balance of style, comfort, and seamless indoor-outdoor living, perfect for family life and entertaining.

The ground floor features an open-plan living, dining, and kitchen area. The living room with a feature log burner and underfloor heating is cozy yet modern, with large windows and bifold doors that flood the space with natural light. The sleek kitchen, complete with an island, flows seamlessly and the dining area, perfect for family meals and entertaining. Off the kitchen, a utility room provides extra storage, while a convenient WC and a versatile downstairs bedroom add practicality. The storage garage offers ample space for household items.

Upstairs, three bedrooms, provide comfort and space. Bedroom one enjoys a beautiful large bay window allowing in plenty of natural light. The modern family bathroom is well-equipped with both a bathtub and shower.

Outside, the south-facing garden is perfect for relaxation, featuring decking for seating and a hot tub. At the garden's end, a garden room serves as a versatile space for a home office or games room, making this home ideal for modern living.

Slade Road is approached from Little Sutton Road and occupies an established and highly sought-after location within Four Oaks. Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

ADDITIONAL INFORMATION

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Yes.

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

6.71m (22') x 3.91m (12'10")

Dining Room 4.83m (15'10") x 3.02m (9'11")

Kitchen

4.34m (14'3") x 3.38m (11'1")

WC

Utility 3.45m (11'4") x 1.16m (3'10")

Storage Garage

Garden Room

6.30m (20'8") x 5.03m (16'6")

Bedroom 4

3.73m (12'3") x 3.15m (10'4")

Landing

Bedroom 1

4.25m (13'11") max x 3.18m (10'5")

Bedroom 2

3.61m (11'10") x 2.77m (9'1")

Bedroom 3 3.68m (12'1") x 2.01m (6'7")

Bathroom





Floor Plan

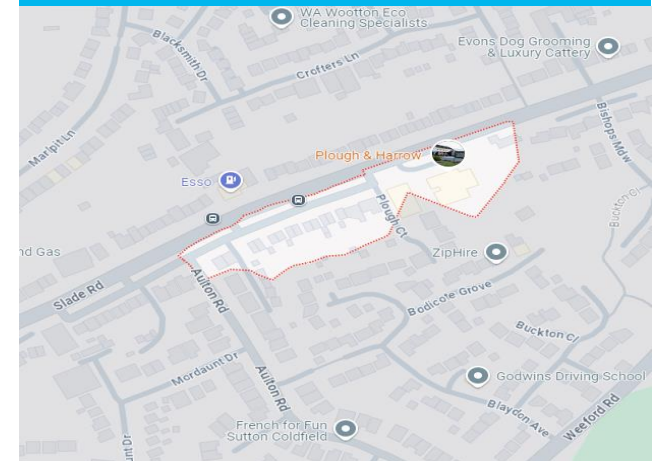
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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: