



Hillmorton Road, Four Oaks,  
Sutton Coldfield, B74 4SQ

**Offers Over £360,000**

Nestled within one of the most sought-after school catchments, this bungalow offers a perfect blend of comfort, convenience and location. Whether you're a young family or looking to downsize, this is a perfect place to call home.

Upon entering, you're welcomed into a spacious living room featuring a working gas fireplace and a charming bay window, allowing plenty of natural light to flood the space. The heart of the home is the stylish re-fitted breakfast kitchen, complete with luxurious stone worktops, ideal for casual dining and cooking. A dedicated playroom provides the perfect space for children, ensuring functionality and fun, however this can be used as a home office, utility or third bedroom if desired. The property includes two generously sized double bedrooms, both overlooking the rear garden, and a modern newly renovated bathroom serves the home. The rear garden enjoys a high degree of privacy and to the fore the front garden is low maintenance. The driveway offers off road parking, and the attached garage provides practical storage and added parking solutions.

The bungalow also benefits from a modern fitted burglar alarm, which can be zoned, with passive infra-red (PIR's) installed in all rooms including the garage for security purposes. The updated central heating system boasts a new combination boiler and is connected and operated by a smart home HIVE thermostat. The newly replaced pitched roof and flat roofs provide excellent water resistance, durability and breathability, ensuring the roofs effectiveness and longevity for years to come.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, all within convenient walking distances. Mulberry Walk in Mere Green, with its host of facilities, restaurants, cafes and amenities, together with Sutton Park, are close by, easily accessible on foot or by car. The property is also within walking distance of both a local bus service and Butlers Lane train station (5 minute walk). The nearest train station on foot is Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







Hall

Living Room  
4.39m (14'5") x 2.95m (9'8")

Kitchen/Dining  
6.72m (22') x 4.25m (13'11")

Play Room/Office  
4.34m (14'3") x 1.55m (5'1")

Inner Hallway

Bedroom 1  
4.01m (13'2") x 3.12m (10'3")

Bedroom 2  
3.02m (9'11") x 2.97m (9'9")

Bathroom

Garage







# Floor Plan

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

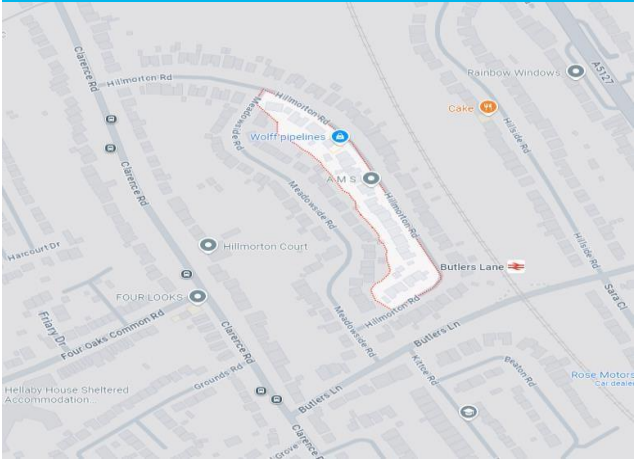
Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 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: