



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

**£525,000**



This stylish, three-story home boasts a modern design and premium finishes throughout.

The living room at the front of the house is inviting, offering a comfortable and elegant space for relaxation. The heart of the home features an extended stunning open-plan kitchen, dining, and family area, which is enhanced by bifold doors that seamlessly open into the garden, creating an ideal space for indoor-outdoor living. The WC and utility space completes the ground floor accommodation.

On the first floor, there are three well-proportioned bedrooms and a modern family bathroom, providing ample space for family living or guests. The second floor is home to a spacious principle bedroom with an ensuite, offering privacy and a touch of luxury, perfect for unwinding in peace.

The rear garden is large and enjoys a fantastic sized patio with space for both seating and a hot tub. To the fore the driveway provides ample of off road parking space.

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**

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](mailto:Fouroaks@paulcarrestateagents.co.uk)





**Hall**

**Living Room**  
3.94m (12'11") x 3.38m (11'1")

**Kitchen/Dining/Family Area**  
6.83m (22'5") x 2.00m (6'7")

**WC**

**Utility**  
2.23m (7'4") x 0.59m (1'11")

**Landing**

**Bedroom 2**  
3.91m (12'10") x 3.07m (10'1")

**Bedroom 3**  
3.94m (12'11") x 2.00m (6'7")

**Bedroom 4**  
2.62m (8'7") x 2.57m (8'5")

**Bathroom**

**Landing**

**Bedroom 1**  
4.78m (15'8") x 3.00m (9'10")

**En-suite**



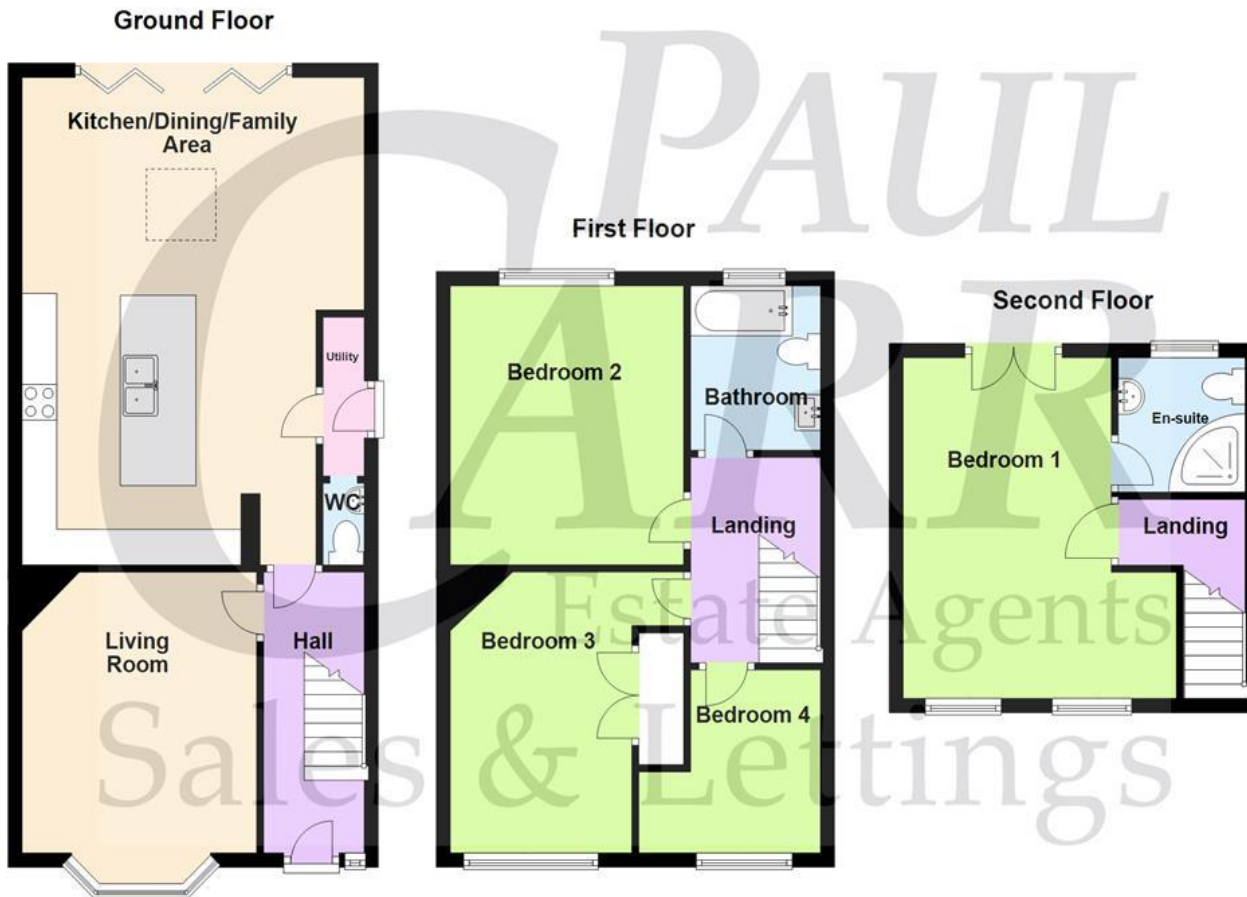






# Floor Plan

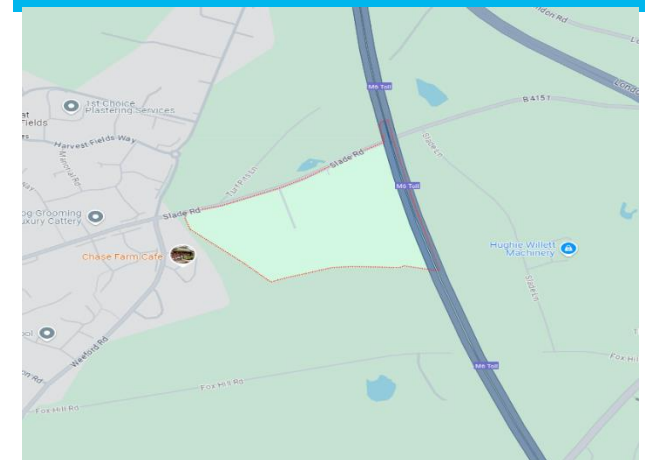
This floor plan is not drawn to scale and is for illustration purposes only



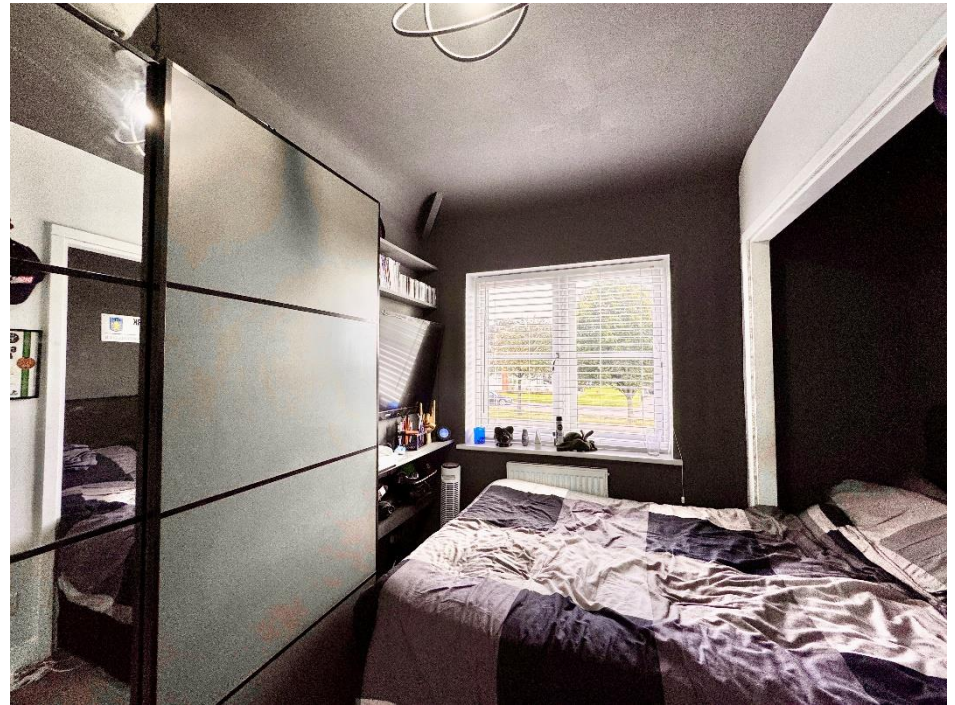
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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: