



Trinity Road, Four Oaks,  
Sutton Coldfield, B75 6TH

Offers in Excess of £375,000

This semi-detached house is offered with no upward chain, making for a smoother purchase process. It features three bedrooms, making it an excellent choice for families or those in need of extra space.

On the ground floor, there's a bright and airy living room with a bay window that invites natural light, creating a welcoming atmosphere. The dining room has sliding doors that open out to the garden, offering a seamless connection between indoor and outdoor spaces, ideal for entertaining or enjoying meals al fresco. The kitchen is well-positioned to meet everyday cooking needs.

A garage is included, providing convenient storage or parking space.

Upstairs, you'll find three bedrooms, along with a bathroom and a separate WC, ensuring practical living arrangements for the household. This home offers a well-rounded, comfortable layout in a desirable location.

Trinity Road enjoys a sought after location in a desirable residential area of Four Oaks. All amenities are on the doorstep with Mere Green shopping centre providing a comprehensive range of shops, supermarkets, restaurants and fine bistro dining. Local public transport services including Four Oaks railway station provides commuters with ease of access to Birmingham, Lichfield and Sutton Coldfield. The area is well served by primary and secondary schools including the highly regarded Arthur Terry secondary school.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

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  
3.96m (13') x 3.73m (12'3")

Dining Room  
3.28m (10'9") x 3.12m (10'3")

Kitchen  
3.28m (10'9") max x 2.39m (7'10")

Landing

Bedroom 1  
3.99m (13'1") x 2.65m (8'8")

Bedroom 2  
3.33m (10'11") x 3.02m (9'11")

Bedroom 3  
2.69m (8'10") x 2.51m (8'3")

Bathroom

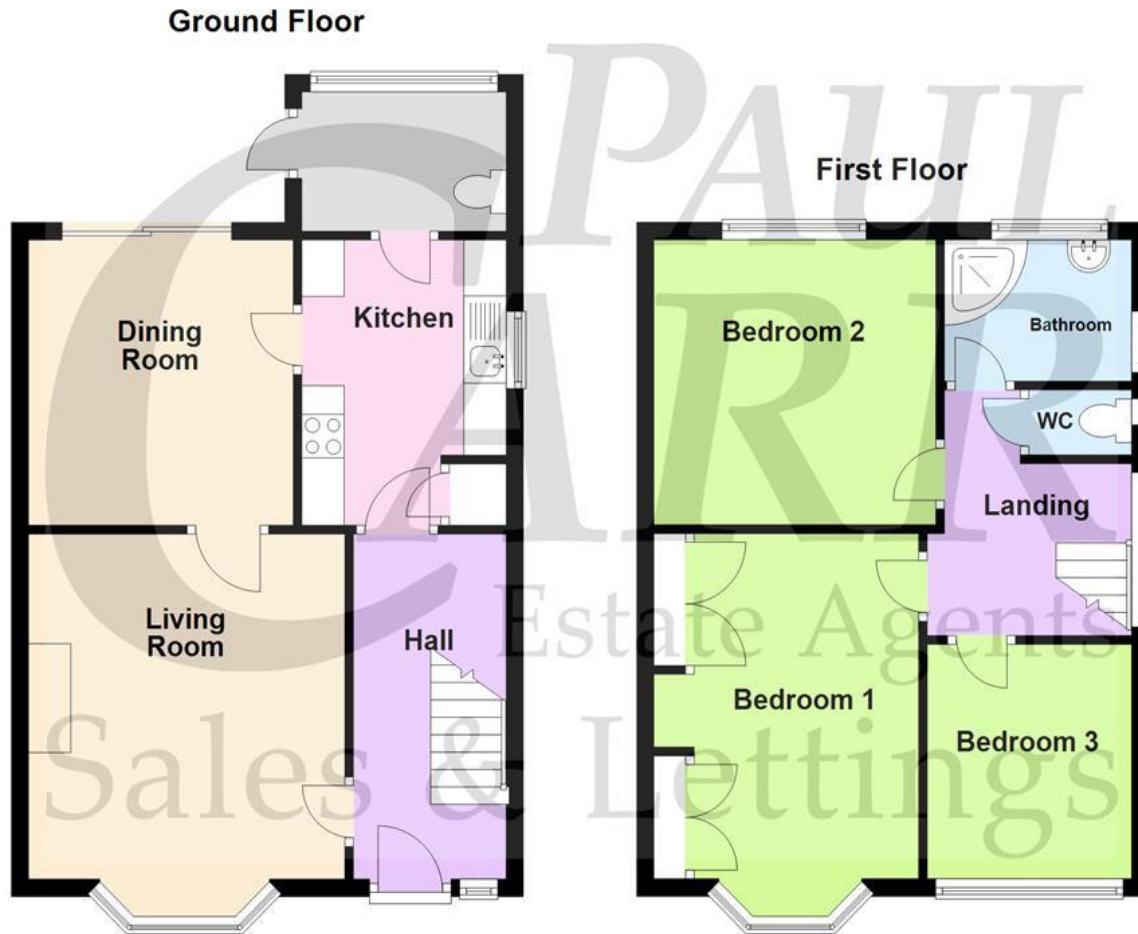
WC





# Floor Plan

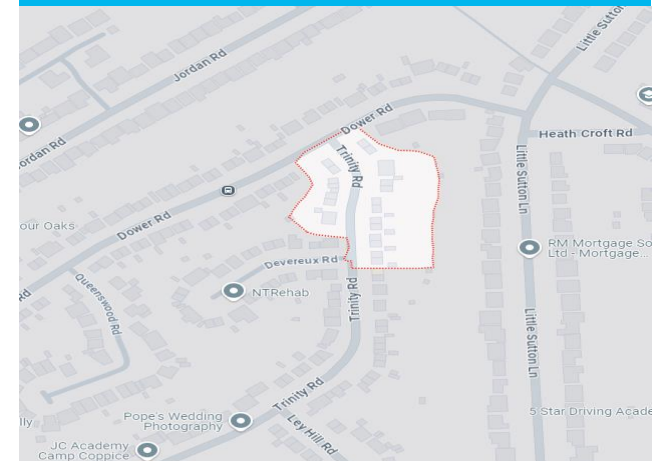
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	63 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: