



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

**£350,000**



This semi-detached bungalow is in pristine condition and offers a spacious and well-maintained layout making it a practical yet stylish home with no upward chain, ready for immediate move-in.

It features a welcoming living room with a bay window, providing plenty of natural light. The kitchen is modern and well-fitted, with convenient access to the side of the property. The main bedroom includes fitted wardrobes for ample storage and over looks the beautiful garden, while the second bedroom is located at the front of the house. A formal dining room leads to a bright conservatory, perfect for relaxing while overlooking the immaculate rear garden.

The rear garden is tranquil and enjoys a brand new patio to sit and enjoy the sunshine.

A large garage is situated at the side, offering additional storage or parking space. The property also includes a driveway for off-road parking.

Situated within walking distance to Arthur Terry School and close to Butlers Lane Station, this home offers convenience and accessibility to local amenities and transportation, making it an ideal choice for any homeowner.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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 4.37m (14'4") x 3.86m (12'8")

Bedroom 2  
2.51m (8'3") x 2.51m (8'3")

Inner Hallway

Kitchen  
2.64m (8'8") x 2.64m (8'8")

Bedroom 1  
4.42m (14'6") x 3.12m (10'3")

Bathroom

Dining Room  
3.07m (10'1") x 2.63m (8'7")

Conservatory

Garage

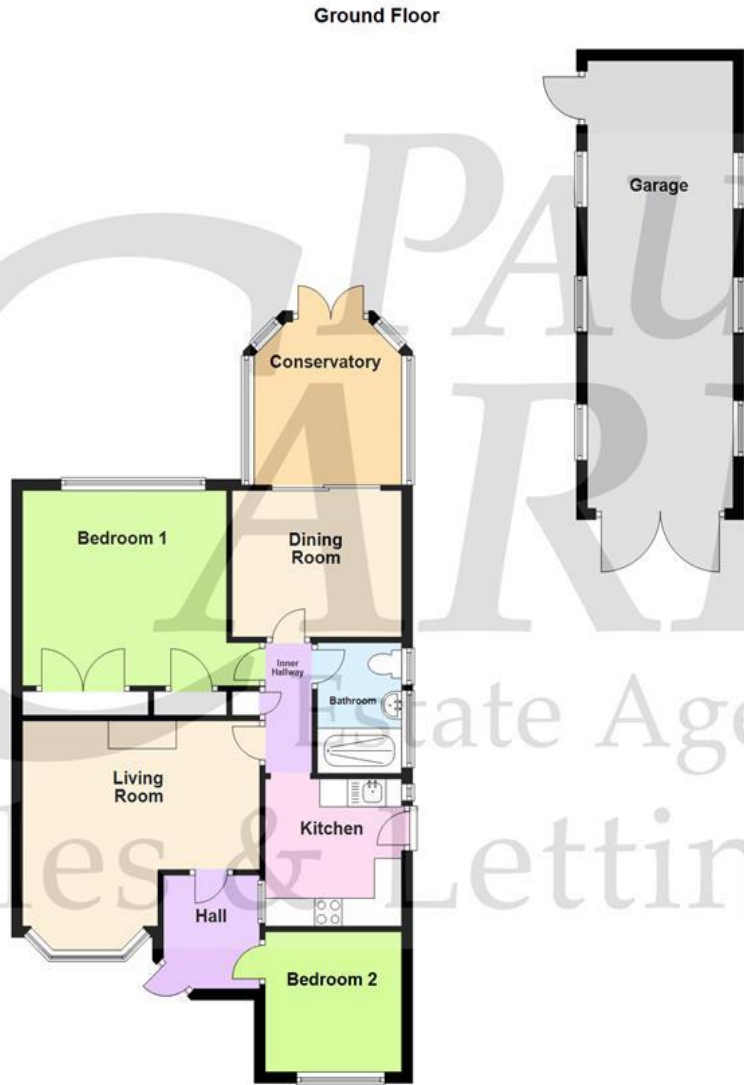






# Floor Plan

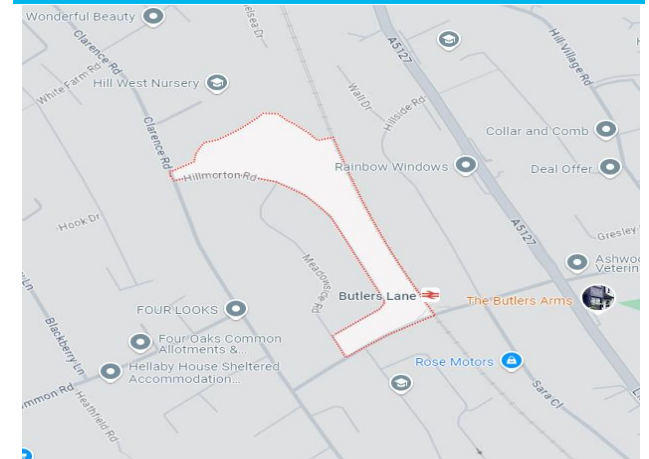
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 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: