



Clarendon Road, Four Oaks,  
Sutton Coldfield, B75 5LA

**£300,000**



Located within an exceptionally desirable location and hidden away in a quiet cul de sac, this beautiful home has been thoughtfully refurbished and styled to create contemporary accommodation alongside the character and charm of its traditional build.

The living room with a bay window is well proportioned with a feature fireplace, but the real heart of this home is a breath taking breakfast kitchen with a contemporary finish and a window looking into the sunroom, which enjoys a glass roof and bi-folding doors filling the room with a wealth of natural light.

The garden has also been beautifully landscaped to offer a fantastic terrace, making this an ideal space to entertain and enjoy the outdoors, inside! The current owners have thoughtfully made space for a utility area under the stairs for added convenience.

Upstairs a spacious bedroom one , spoils you with space for storage and a desk or dressing table and bedroom two has full width wardrobes and makes the perfect nursery or guest bedroom. And then the bathroom...with a P shaped bath completes the accommodation.

Approached from Grange Lane, the property is situated within easy walking distance of highly regarded Primary schools and further complimented by local amenities including shops on Little Sutton Lane. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham.

### **ADDITIONAL INFORMATION**

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)







Porch

Hall

Living Room  
3.61m (11'10") x 3.30m (10'10")

Breakfast Kitchen 4  
3.34m (11'0") max x 3.33m (10'11")

Sun room

Utility  
2.04m (6'8") max x 1.35m (4'5")

Landing

Bedroom 1  
3.64m (11'11") x 3.30m (10'10")

Bedroom 2  
3.35m (11') x 2.74m (9')

Bathroom

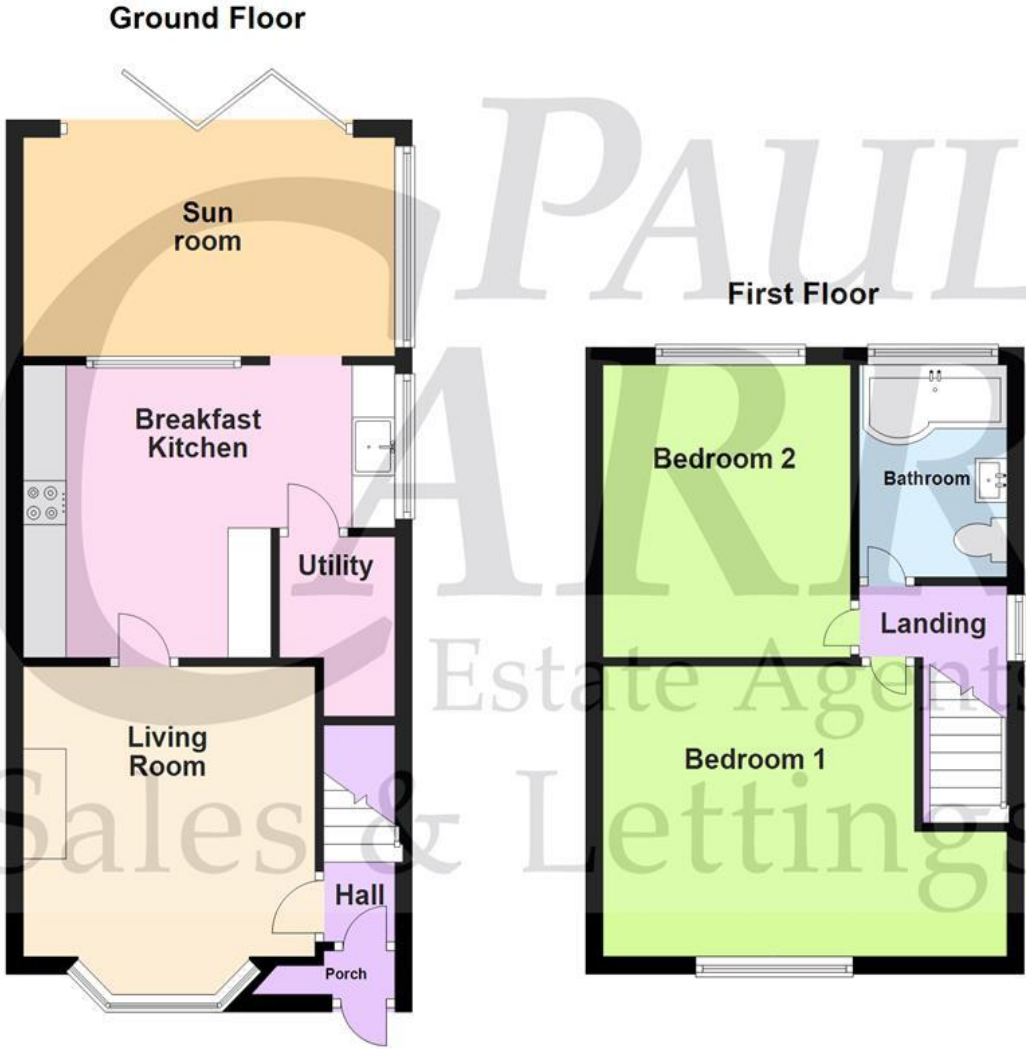






# Floor Plan

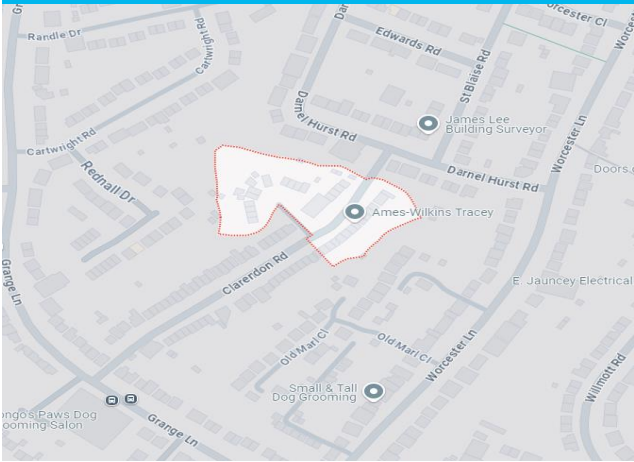
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		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: