



Marlborough Close, Four Oaks,  
Sutton Coldfield, B74 4XE

**Offers Over £535,000**

Nestled within an exclusive cul-de-sac, offering privacy and a tranquil setting, this detached home is thoughtfully designed, beginning with a welcoming living room that features a bay window at the front, creating a bright and inviting atmosphere. This home combines functional living spaces with a peaceful and sought-after location, ideal for those seeking comfort and exclusivity.

Adjacent to this is the dining room, which opens directly onto the garden through sliding doors, seamlessly blending indoor and outdoor living. The well-fitted kitchen provides ample storage and worktop space, complemented by a separate utility room for added convenience. A ground-floor bathroom and a separate WC enhance the practicality of the layout, while a storage garage offers additional space for belongings.

Upstairs, the property boasts four well-proportioned bedrooms, making it an excellent choice for families. A family bathroom serves this floor, providing comfort and ease for daily routines.

The outdoor spaces are equally appealing, with a south-facing garden at the rear that enjoys sunlight throughout the day, perfect for relaxation or entertaining. At the front, a driveway provides convenient off-road parking.

Marlborough Close is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

### **Additional Information**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Yes.

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  
5.28m (17'4") x 4.14m (13'7")

Dining Room  
3.58m (11'9") x 3.33m (10'11")

Kitchen  
5.11m (16'9") x 2.90m (9'6") max

Bathroom

Utility  
2.36m (7'9") x 2.01m (6'7")

WC

Storage Garage

Landing

Bedroom 1  
3.77m (12'4") x 3.63m (11'11")

Bedroom 2  
2.97m (9'9") x 2.74m (9')

Bedroom 3  
3.38m (11'1") x 3.00m (9'10")

Bedroom 4  
3.75m (12'4") max x 2.58m (8'6")

Bathroom

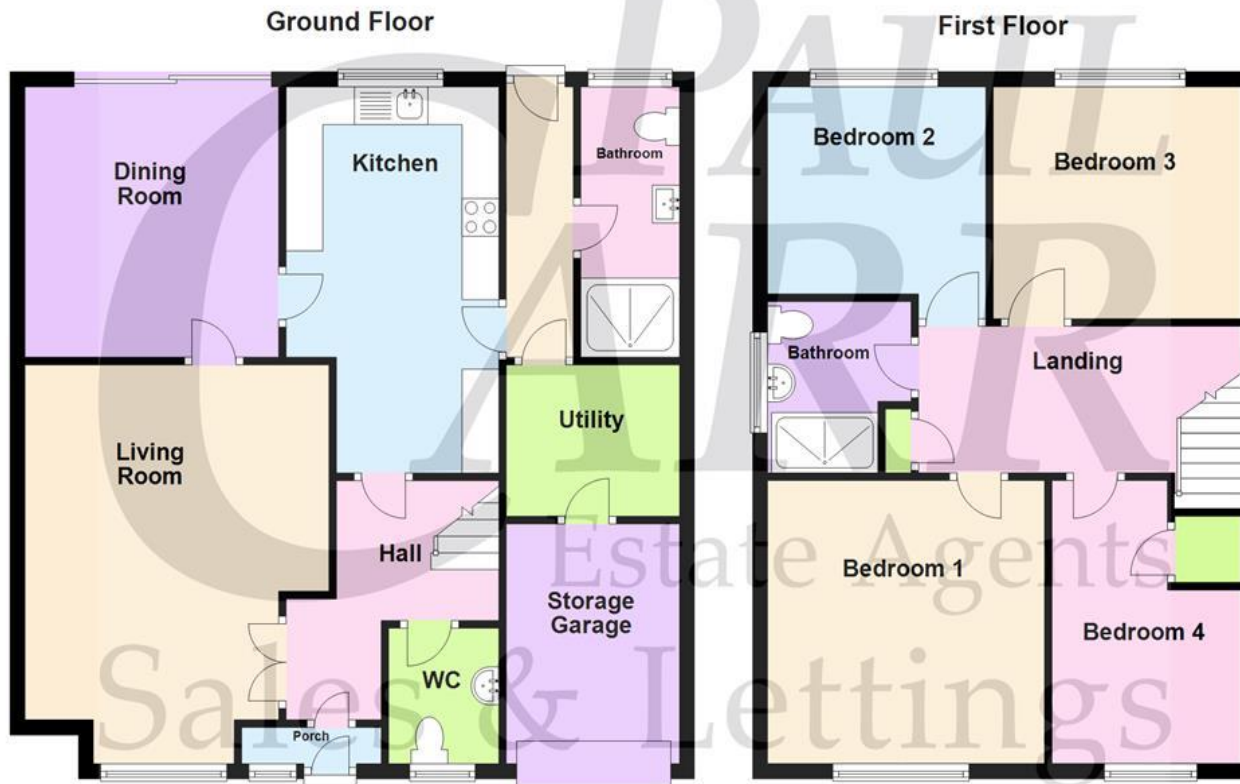






# Floor Plan

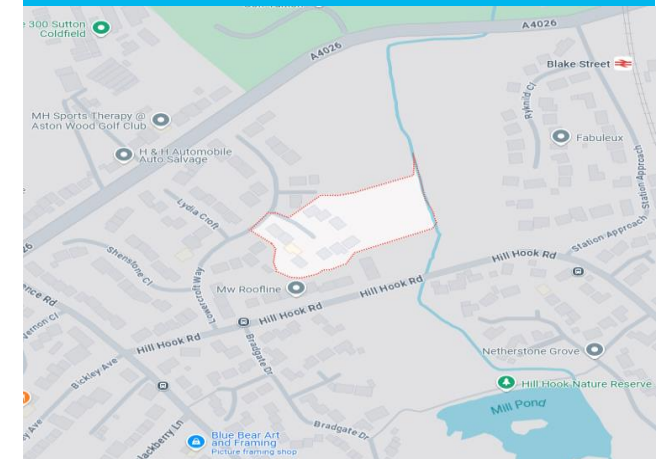
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		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: