



Butlers Lane, Four Oaks,
Sutton Coldfield, B75 5HP

£525,000

This detached bungalow sits on a spacious, wide plot, offering ample room and privacy. The front features an in-and-out driveway, making entry and exit convenient and adding a grand feel to the frontage. Inside, the layout is designed with comfortable family living in mind.

The living room, a cozy and inviting space, opens directly into the conservatory, which has been adapted into a versatile family area and dining space, and also provides access to a snug room which can be used as desired. This setup allows for seamless indoor-outdoor flow and plenty of natural light, perfect for family gatherings or relaxed meals with a view of the garden. The kitchen is well-fitted with ample storage and modern appliances, offering a practical workspace for cooking. Adjacent, a large utility room with access to a WC and the garage.

There are two double bedrooms, both to the front elevation. Bedroom two enjoys an ensuite.

To the rear, a southeast-facing garden ensures a high degree of privacy and plenty of sunlight throughout the day, creating an ideal outdoor area for relaxation, gardening, or entertaining.

Situated within walking distance to Arthur Terry School and within 0.2 miles to Butlers Lane Station, this home offers convenience and accessibility to 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 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

Porch

Hall

Living Room

4.39m (14'5") x 3.91m (12'10")

Family/Dining Area

6.63m (21'9") x 3.47m (11'5")

Snug

3.91m (12'10") x 2.69m (8'10")

Kitchen

4.32m (14'2") x 3.38m (11'1")

Bedroom 1

3.96m (13') x 3.91m (12'10")

Bedroom 2

3.33m (10'11") x 3.33m (10'11")

En-suite

Bathroom

WC

Utility

6.02m (19'9") x 2.26m (7'5")

Garage





Floor Plan

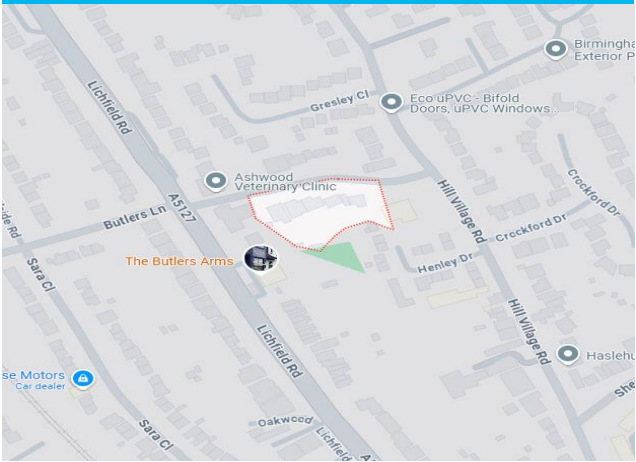
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	41 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: