



Russell Bank Road, Four Oaks,
Sutton Coldfield, B74 4RQ

Offers Over **£425,000**

A perfect blend of location, potential and comfort!

This semi-detached home offers great potential for customization and expansion. With no upward chain, it provides a hassle-free opportunity to make it your own. The interior features a spacious through living and dining room, creating an open and inviting space for family life and entertaining. The kitchen includes a breakfast area, perfect for casual dining.

Upstairs, you'll find three double bedrooms and an additional office space, making it ideal for families or professionals needing a home workspace. The bathroom completes the accommodation. The property boasts a large rear garden, offering plenty of outdoor space for relaxation, gardening.

The property is ideally positioned within the catchment area of highly regarded primary and secondary schooling and is within walking distance of the local amenities on Walsall Road. For the sporting enthusiast there is a Tennis Club on Clarence Road and Aston Wood Golf Club is within walking distance. The newly developed Mulberry Walk offers additional amenities with a community centre, doctors surgeries, dental practices, opticians and hairdressers being within walking distance of each other. There are three highly regarded supermarkets which include Marks and Spencer food hall, Lidl and Sainsbury's and a fantastic range of bars, cafes and restaurants.

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



Porch

Hall

Living/Dining Room
7.19m (23'7") max x 3.23m (10'7")

Kitchen
4.22m (13'10") x 3.33m (10'11")

Garage

Landing

Bedroom 1
3.33m (10'11") x 2.52m (8'3")

Bedroom 2
3.89m (12'9") x 3.18m (10'5")

Bedroom 3
3.84m (12'7") x 2.21m (7'3")

Office
2.36m (7'9") x 1.32m (4'4")

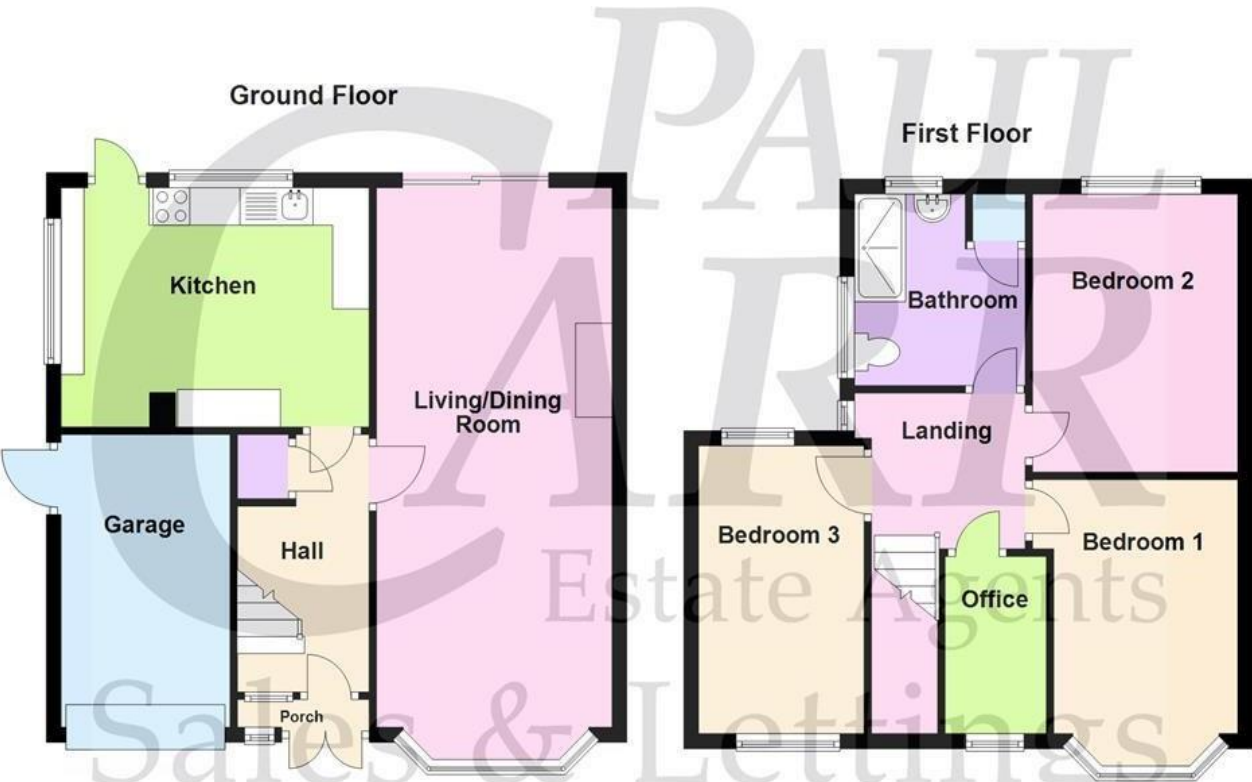
Bathroom





Floor Plan

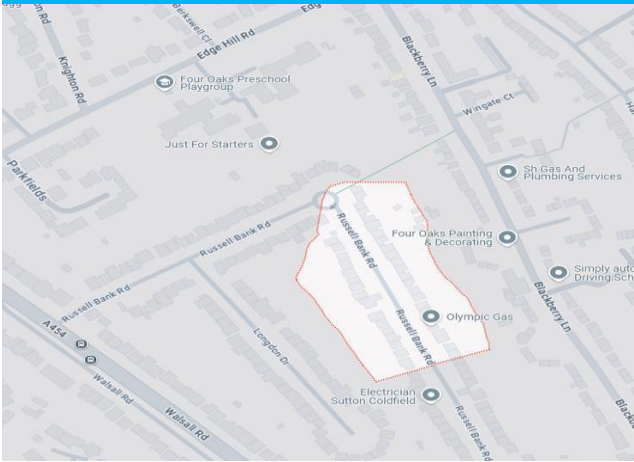
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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: