



Lichfield Road, Four Oaks,  
Sutton Coldfield, B74 4DL

**Offers Over £450,000**



Step into this charming Victorian terrace, bursting with character and personality! With its sky-high ceilings and bags of charm, this home is anything but ordinary - And with no upward chain, this quirky gem is ready and waiting for its next adventure.

At the front, you'll find a cosy living room, perfect for curling up with a book or entertaining guests. Wander through to the dining area at the rear, ideal for dinner parties or lazy Sunday brunches. The modern kitchen blends style and function, making cooking a joy rather than a chore.

Upstairs, there are three double bedrooms - no box rooms here! A stylish bathroom completes the internal accommodation.

The South West rear garden is well maintained and enjoys a large patio to enjoy the sunshine and further enjoys a workshop/studio ideal for homeworking or to be used as desired.

Lichfield Road 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**

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)





Hall

Living Room  
3.66m (12') x 3.66m (12')

Dining Room  
3.91m (12'10") x 2.00m (6'7")

Kitchen  
4.88m (16') x 2.62m (8'7")

Studio/Office  
3.38m (11'1") x 2.72m (8'11")

Landing

Bedroom 1  
4.90m (16'1") x 3.66m (12')

Bedroom 2  
3.94m (12'11") x 3.05m (10')

Bedroom 3  
2.74m (9') x 2.59m (8'6") max

Bathroom



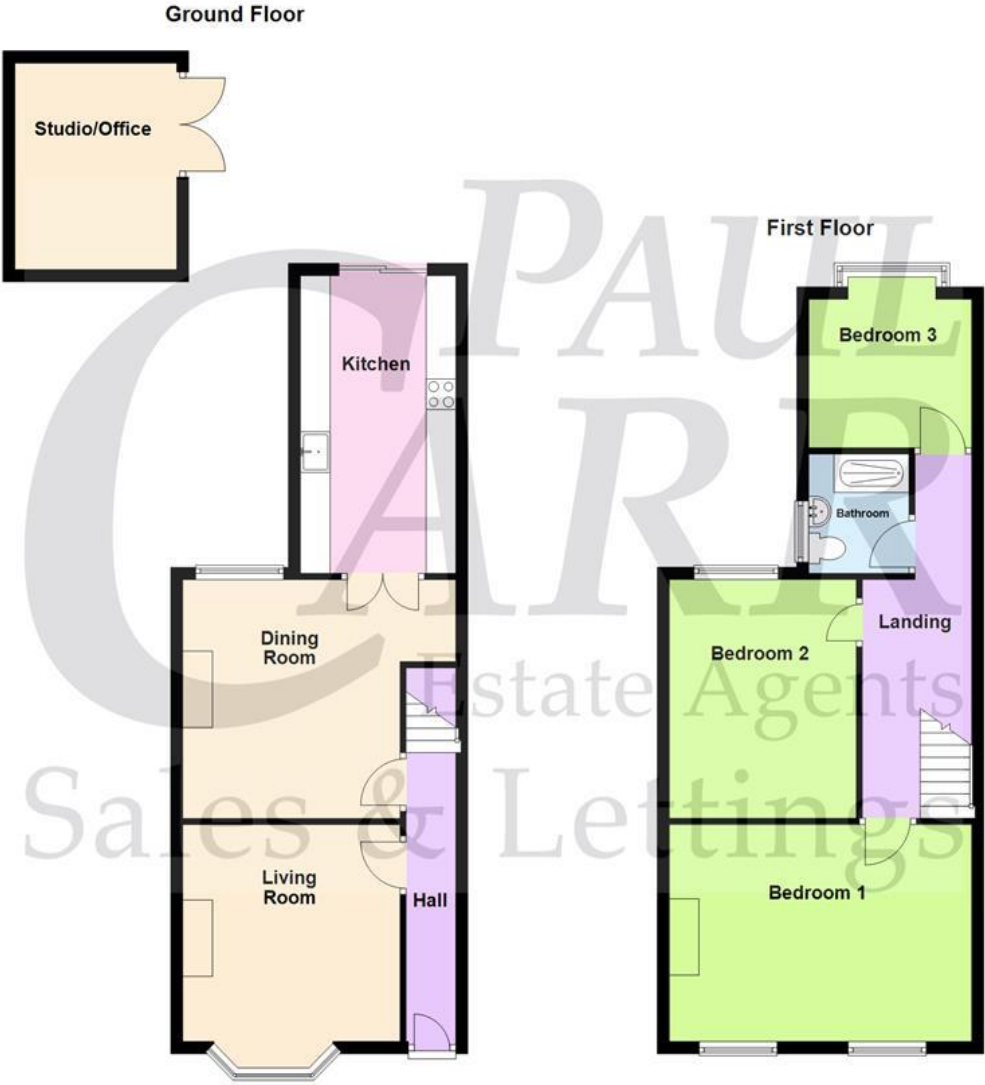






# Floor Plan

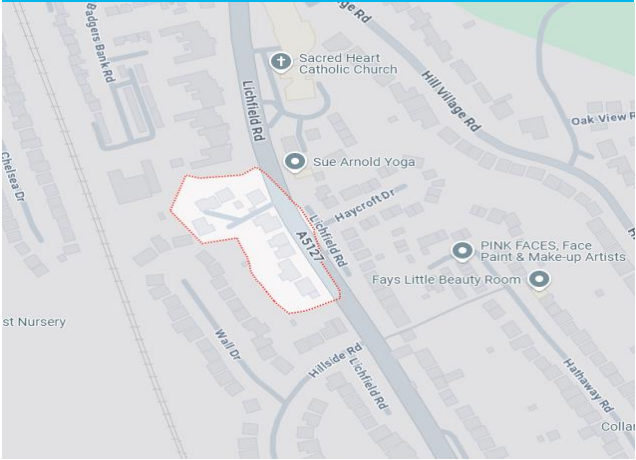
This floor plan is not drawn to scale and is for illustration purposes only



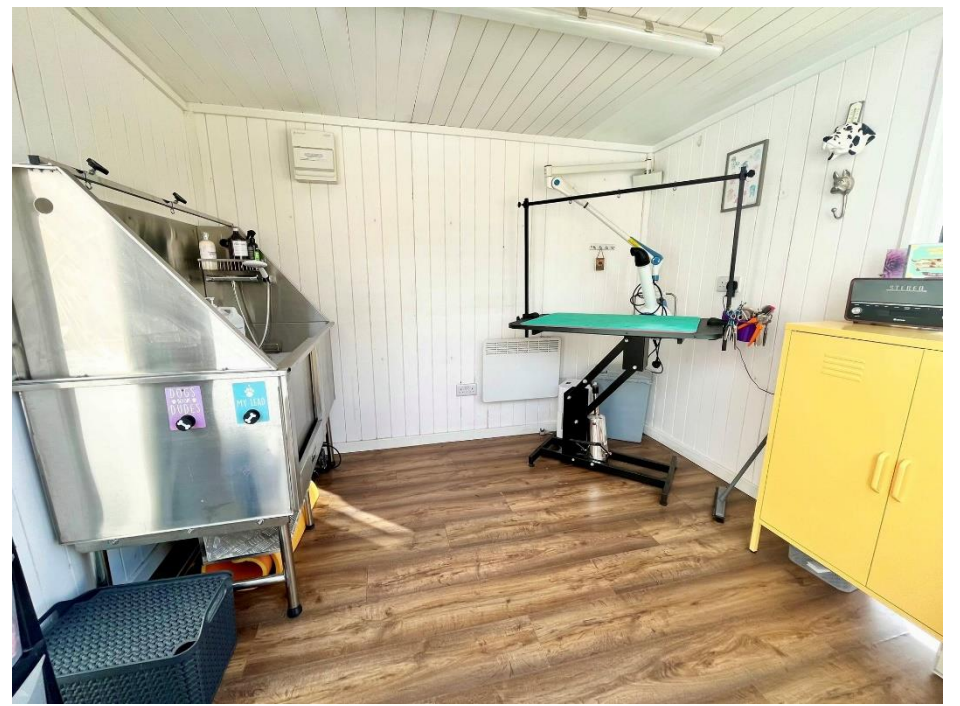
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	52 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: