



Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LE

Offers in Excess of £400,000

This home offers a great combination of space, practicality, and versatility, making it ideal for modern family life.

At the front of the house, there is a separate living room, which could alternatively be used as a formal dining room, depending on the buyers needs. The extended Kitchen/Family room – Undeniably the hub of the house is a fabulous space to enjoy with the family.

Upstairs, there are three well-proportioned bedrooms and a family bathroom.

The South facing rear garden enjoys a sunny aspect all day long and further enjoys an outdoor building ideal to use as a home office or simply storage.

Clarence Road is just a short walk away from the sought after Hill West Primary and Arthur Terry schools, Butlers Lane Train Station, as well as the nearby shops and amenities of Mere Green.

Additional Information

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is “C” 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



Hall

Living Room

3.07m (10'1") max x 2.64m (8'8")

Kitchen/Family Area

7.95m (26'1") x 4.47m (14'8")

Landing

Bedroom 1

3.06m (10') max x 3.02m (9'11")

Bedroom 2

3.05m (10') max x 3.02m (9'11")

Bedroom 3

1.83m (6') x 1.70m (5'7")

Bathroom





Floor Plan

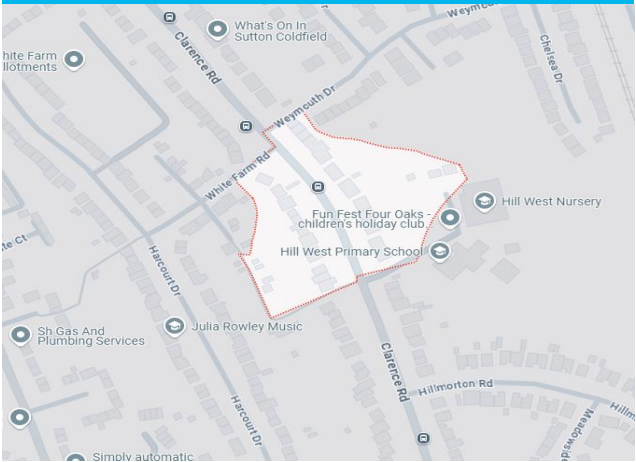
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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: