



Rowallan Road, Four Oaks,  
Sutton Coldfield, B75 6RJ

**Offers Over £600,000**

With a thoughtfully designed layout, generous living spaces, and modern finishes, this home is a perfect blend of comfort and practicality. Whether you love to entertain, need space to work from home, or simply want a home that grows with your family, this property has it all.

At the heart of the home is an impressive extended kitchen, dining, and family area, featuring a sleek central island perfect for entertaining or casual family meals. Flooded with natural light, this open-plan space is designed for both comfort and functionality. At the front of the home, a cozy living room provides a more intimate retreat, ideal for relaxing evenings. For added convenience, there's a separate utility room, a WC, and a dedicated home office, perfect for remote work or study. A storage garage ensures there's plenty of space to keep things organized.

Upstairs, bedroom one enjoys a dressing room and a Jack-and-Jill ensuite that cleverly connects to Bedroom 3, making it a perfect layout for families. The 2 remaining double bedrooms are spacious and versatile, ideal for children, guests, or even a hobby room. The main bathroom is a standout feature, boasting a corner tub, perfect for unwinding after a long day.

To the rear, the garden enjoys a patio and is well maintained and to the fore the driveway enjoys plenty off road parking.

The property is within close proximity to Moor Hall which offers a first class Health Spa and Golf course. Local shops are easily accessible on Little Sutton Road and Mere Green centre is close by and provides a wealth of shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups.

### **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: Gas, water, electric and drainage.

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 5.38m (17'8") x 3.20m (10'6") max

Kitchen/Dining/Family Area 6.91m (22'8") x 4.83m (15'10")

Utility 4.17m (13'8") x 2.24m (7'4")

Office 2.24m (7'4") x 2.17m (7'2")

WC

Storage Garage

Landing

Bedroom 1 3.20m (10'6") x 2.77m (9'1")

Dressing Room 2.62m (8'7") x 1.93m (6'4")

Jack and Jill Shower Room

Bedroom 3 4.75m (15'7") x 2.50m (8'2")

Bedroom 2 3.40m (11'2") x 3.07m (10'1")

Bedroom 4 3.32m (10'11") x 2.21m (7'3")

Bathroom



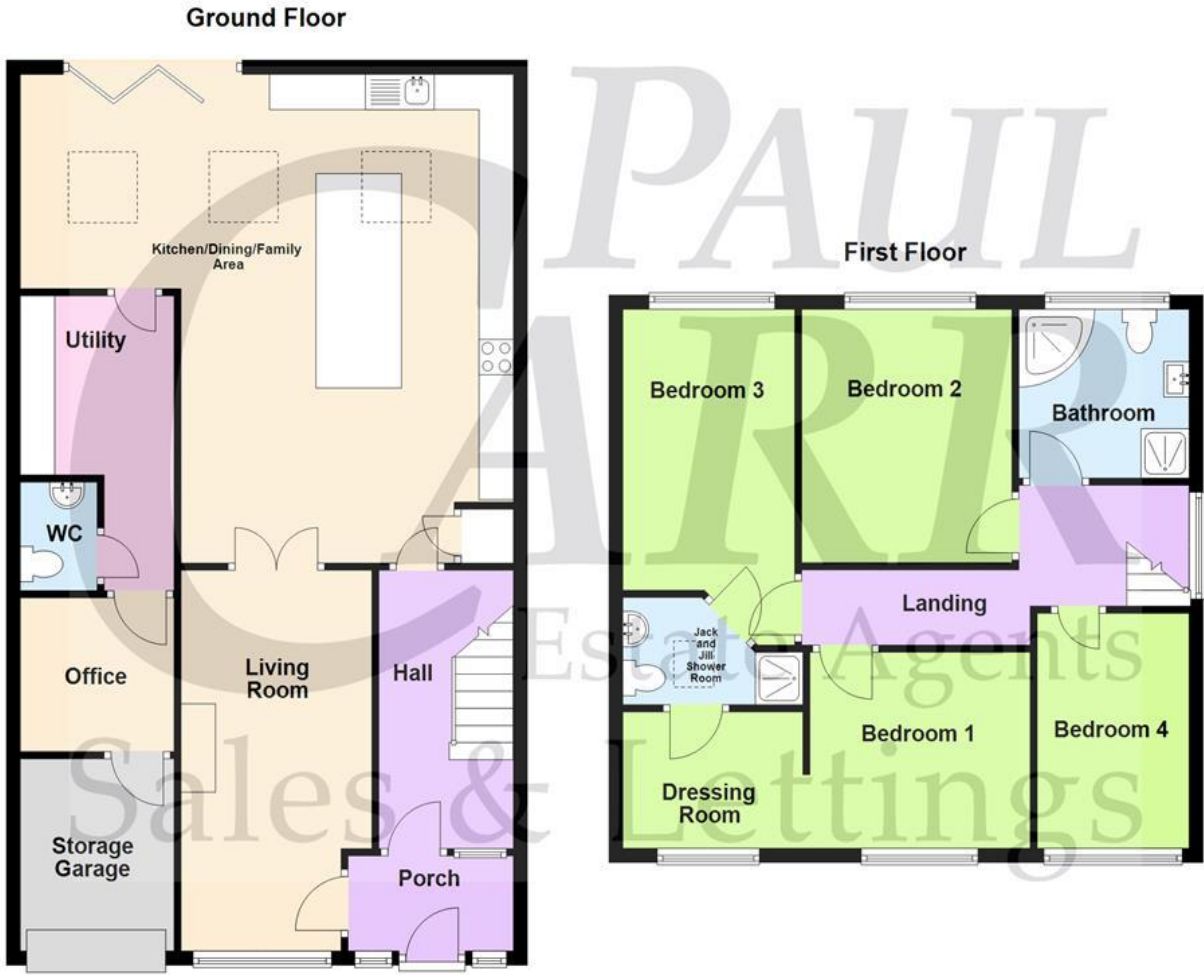






# Floor Plan

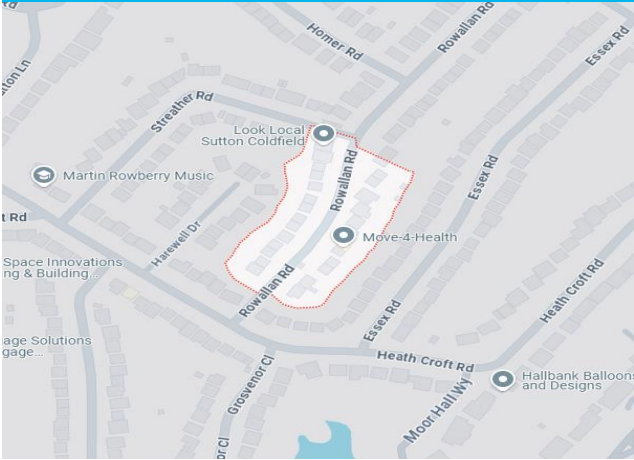
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 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: