



Lowercroft Way, Four Oaks,  
Sutton Coldfield, B74 4XF

**Offers in Excess of £500,000**

Situated in a quiet cul de sac, this detached home offers generous living space and a practical layout, perfect for families.

The home features a front-facing living room, a separate dining room, and a kitchen, complemented by a spacious utility room for added convenience. There is also an integral garage, providing additional storage or parking.

Upstairs, the home boasts four double bedrooms, ensuring ample space for a family or guests. A main bathroom serves the bedrooms.

Externally, the property benefits from a rear garden, ideal for relaxation or outdoor entertaining. This home offers a great combination of space, practicality, and a desirable location.

Lower Croft Way 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

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F 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)



Porch

Hall

Living Room  
5.28m (17'4") x 3.45m (11'4")

Dining Room  
3.33m (10'11") x 3.30m (10'10")

Kitchen  
5.46m (17'11") x 2.69m (8'10") max

Utility  
3.40m (11'2") x 2.36m (7'9")

WC

Garage

Landing

Bedroom 1  
3.45m (11'4") x 2.00m (6'7")

Bedroom 2  
3.02m (9'11") x 3.00m (9'10")

Bedroom 3  
3.02m (9'11") x 3.02m (9'11")

Bedroom 4  
3.51m (11'6") x 2.44m (8') max

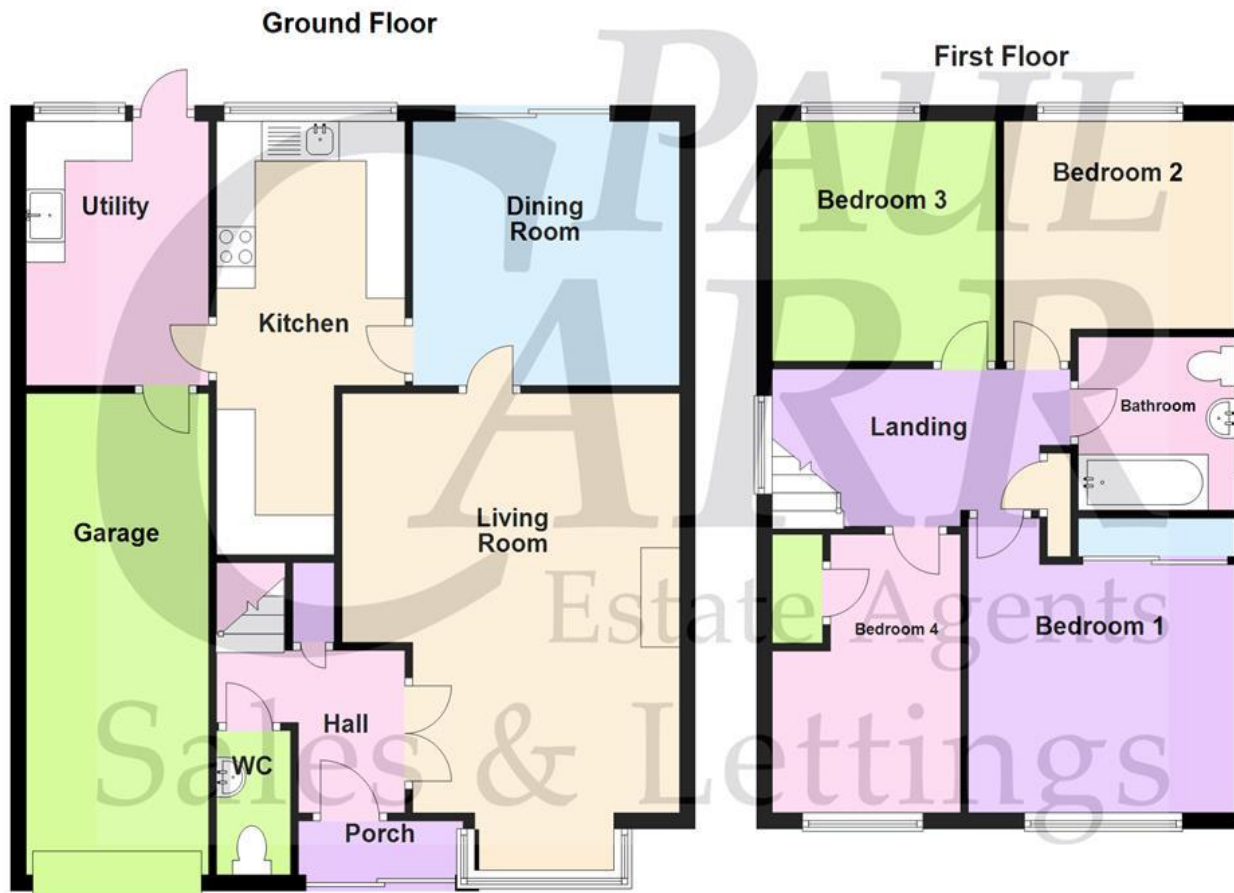
Bathroom





# Floor Plan

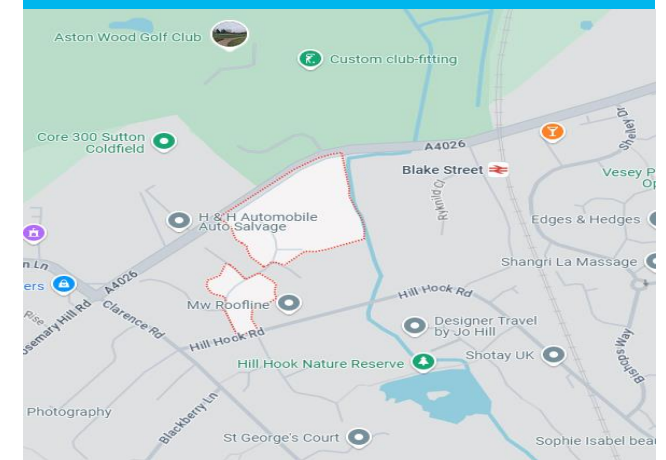
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

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