



Norfolk Road, Four Oaks,
Sutton Coldfield, B75 6SQ

Offers Over £450,000

This detached bungalow, coming to market for the first time since the 1960s, offers a rare opportunity with no upward chain. Owned by a single owner since new, the home has been extended and is filled with natural light throughout.

The spacious living/dining room provides direct access to the south-facing rear garden, while the large, extended kitchen is complemented by a separate utility room. The layout includes an inner hall leading to two generous double bedrooms and a well-appointed bathroom.

Outside, the property boasts a garage and a large driveway, offering ample parking. Ideal for those seeking a bright and well-maintained home in a desirable setting.

Accessed via Little Sutton Lane within, Mulberry Walk is only a short drive away and provides comprehensive 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 including highly regarded Primary Schools.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

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
7.16m (23'6") x 4.05m (13'4")

Kitchen
7.49m (24'7") x 4.19m (13'9")

Utility
2.67m (8'9") x 2.41m (7'11")

WC

Garage

Inner Hallway

Bedroom 1
4.19m (13'9") x 3.18m (10'5")

Bedroom 2
4.19m (13'9") x 2.40m (7'10")

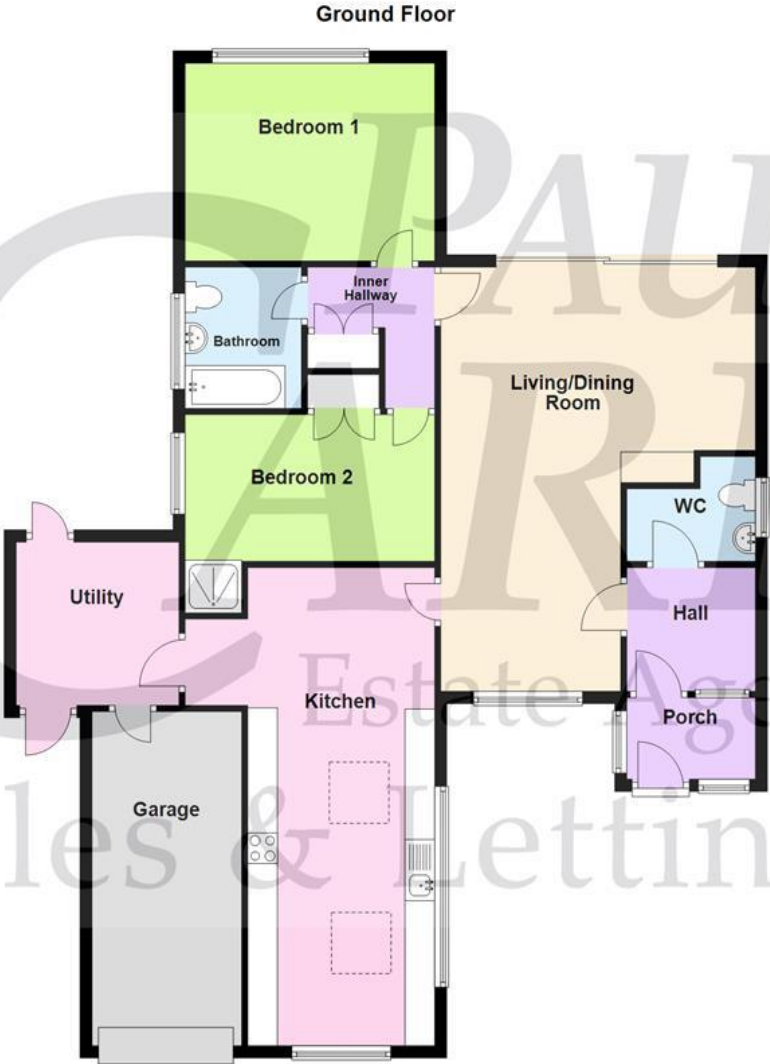
Bathroom





Floor Plan

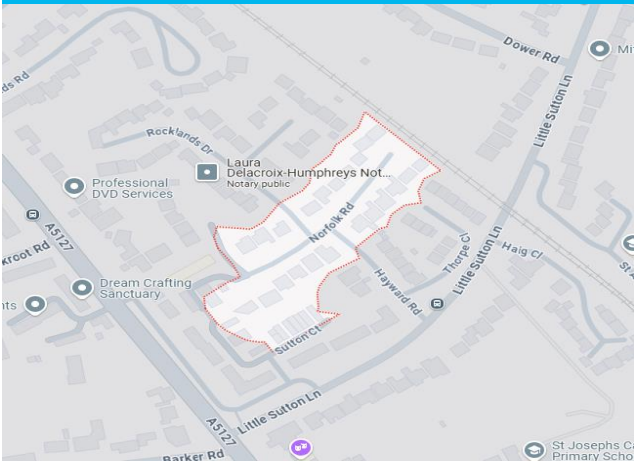
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	62 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: