



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

Offers in the Region Of £485,000

This is a charming, traditional home set back from the road, offering a sense of privacy and curb appeal. Inside, the layout is both functional and welcoming.

The front-facing living room provides a cozy space to relax, while the separate dining room is ideal for family meals or entertaining. A snug offers an additional retreat—perfect for quiet evenings or reading whilst enjoying the garden views. The heart of the home is the spacious breakfast kitchen, complete with a family area, with boasts a log burner, making it a social hub for everyday living. A practical utility room adds convenience, which provides access to a storage garage.

Upstairs, there are three well-proportioned bedrooms, all sharing a stylish, modern bathroom that features both a bathtub and a separate shower. Additionally, the loft space is fully boarded, electrics and a velux window, offering fantastic potential (subject to planning) as a fun den for kids or extra storage.

Overall, this home blends traditional charm with modern comforts, making it an excellent choice for family life.

The South West tiered rear garden is well maintained and enjoys a large patio to enjoy the sunshine. 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.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Porch

Living Room 4.27m (14') x 3.66m (12')

Dining Room 3.66m (12') x 3.07m (10'1")

Snug 3.05m (10') x 1.98m (6'6")

Kitchen 5.66m (18'7") max x 3.35m (11')

Family Area

Utility 2.18m (7'2") x 1.27m (4'2")

Storage Garage

WC

Bedroom 1 4.29m (14'1") x 2.88m (9'5")

Bedroom 2 3.66m (12') x 3.05m (10')

Bedroom 3 2.72m (8'11") x 2.29m (7'6")

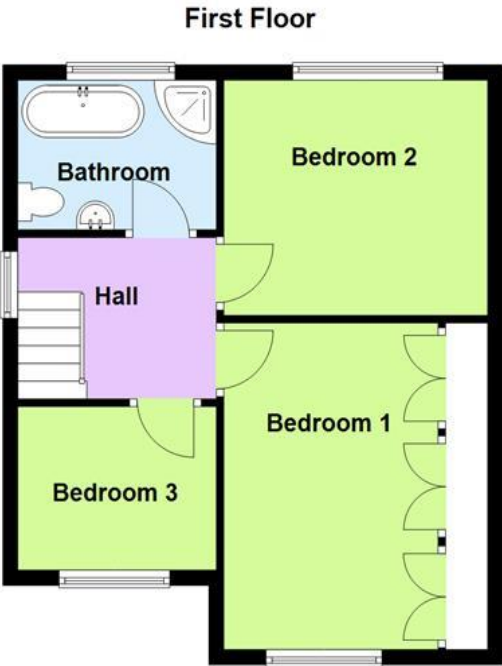
Bathroom





Floor Plan

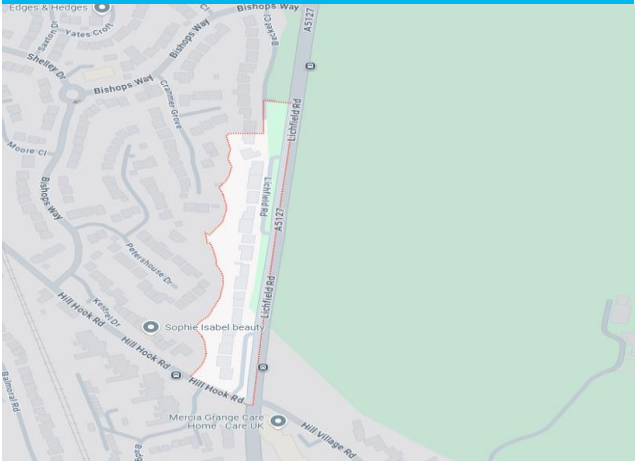
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	65 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: