



Aulton Road, Four Oaks,
Sutton Coldfield, B75 5PX

Offers Over £410,000

This charming and character-filled home offers a warm and inviting atmosphere, perfect for family living - This home seamlessly blends character with modern comfort.

At the front, a cozy family room provides a welcoming space, while the rear living room, featuring beautiful wooden beams, adds a touch of rustic charm.

The well-fitted kitchen is both stylish and functional, complemented by a dining room with direct access to the garden—ideal for entertaining. A ground-floor bathroom adds convenience.

Upstairs, three well-proportioned bedrooms provide ample space, with the main bedroom boasting an ensuite and a dressing room. A second bathroom serves the remaining rooms, and generous storage throughout the home ensures everything has its place.

Outside, the low-maintenance rear garden offers a peaceful retreat, while a garage and spacious driveway provide plenty of parking.

Aulton Road is an extremely popular location with access to local amenities and bus links on your doorstep. It is also an ideal location for access to highly regarded local schools and the shops, bars and restaurants of vibrant Mere Green are within walking distance or a short drive away.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room 5.13m (16'10") max x 3.76m (12'4")

Dining Room 4.09m (13'5") x 3.00m (9'10")

Kitchen 2.84m (9'4") x 2.69m (8'10")

Family Room/Bedroom 4 3.63m (11'11") x 3.63m (11'11")

Bathroom

Lobby 2.44m (8') x 0.99m (3'3")

Pantry 1.55m (5'1") x 0.74m (2'5")

Garage

Landing

Bedroom 1 5.49m (18') max x 3.76m (12'4")

En-suite

Dressing Room 2.24m (7'4") x 1.27m (4'2")

Bedroom 2 3.66m (12') x 2.90m (9'6")

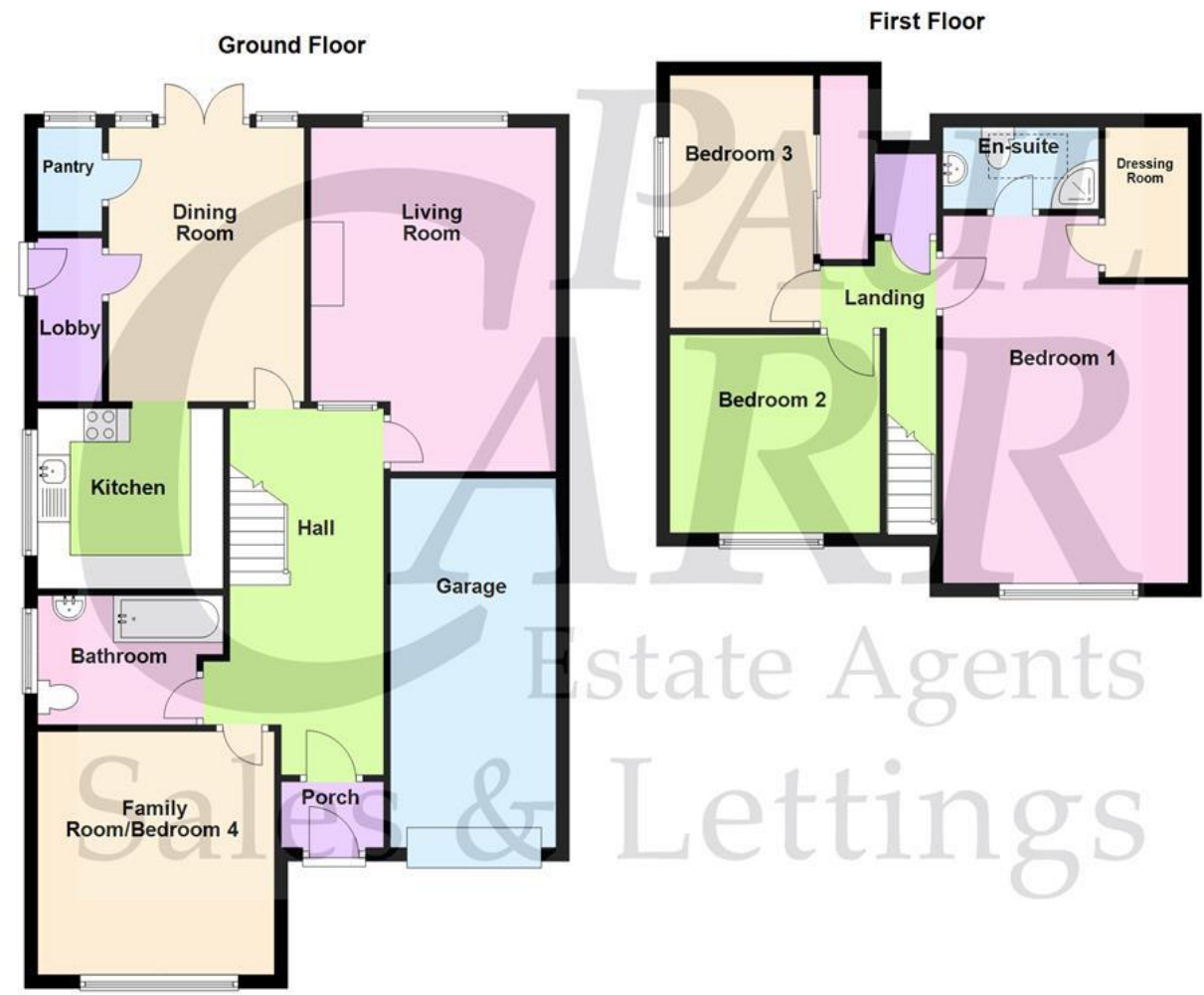
Bedroom 3 3.77m (12'5") x 2.26m (7'5")





Floor Plan

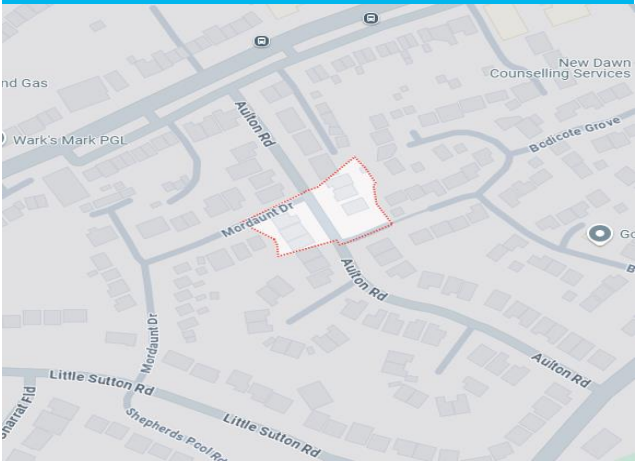
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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