



Grange Lane, Four oaks,  
Sutton Coldfield, B75 5JU

**Offers Over £320,000**



This immaculately presented three-bedroom home is offered with no upward chain, making it an ideal choice for a smooth and hassle-free move. Flooded with natural light throughout, the property boasts a bright and airy feel from the moment you step inside.

The ground floor features a spacious living room, a separate dining room perfect for entertaining, a well-appointed kitchen, and a convenient downstairs WC. Upstairs, you'll find three generously sized bedrooms and a family bathroom, all maintained to an immaculate standard.

Externally, the property benefits from a detached garage and offers potential to extend (subject to planning) making it a perfect long-term home with room to grow. The rear garden provides a tranquil feel and enjoys a high degree of privacy, and to the fore the driveway provides off road parking.

Grange Lane is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton, Mere Green Primary and Arthur Terry schools all accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres.

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)







Hall

Living Room

5.23m (17'2") x 3.00m (9'10")

Dining Room

2.95m (9'8") x 1.91m (6'3")

Kitchen

3.99m (13'1") max x 1.91m (6'3")

WC

Cloakroom

Garage

Landing

Bedroom 1

3.96m (13') x 3.00m (9'10")

Bedroom 2

3.20m (10'6") x 2.64m (8'8")

Bedroom 3

2.57m (8'5") x 2.03m (6'8")

Bathroom









# Floor Plan

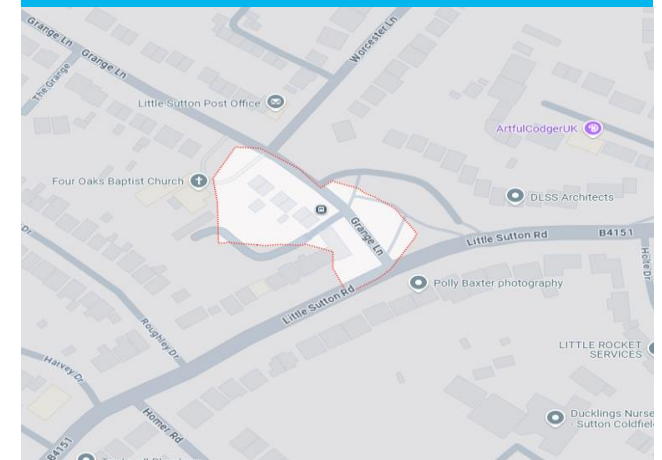
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 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: