



Russell Bank Road, Four Oaks,
Sutton Coldfield, B74 4RG

Offers in Excess of £650,000

This spacious, light-filled home offers a warm welcome. The front family room provides a cosy space to relax, while the rear living room opens onto the garden, ideal for entertaining or unwinding. The breakfast kitchen is perfect for casual dining, and there's added convenience with a utility room and downstairs toilet.

Upstairs, four well-proportioned bedrooms await, one with an en-suite, perfect for a growing family or a home office. The modern bathroom features stylish and practical sensor lighting.

The serene rear garden, complete with a tranquil pond, is a peaceful haven, while the front driveway offers ample off-street parking.

The property is ideally located for families, within the catchment area of highly regarded schools and walking distance to local amenities on Walsall Road. Sports enthusiasts will appreciate the nearby Tennis Club and Aston Wood Golf Club.

Butlers Lane train station and the newly developed Mulberry Walk in Mere Green are also within walking distance, offering additional amenities, including a community centre, library, healthcare providers, hairdressers, and a variety of bars, cafes, and restaurants. There's also a great selection of supermarkets nearby.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

WC

Family Room

3.30m (10'10") max x 3.19m (10'6")

Living Room

7.05m (23'4") x 5.06m (16'8")

Breakfast Kitchen

4.22m (13'10") x 2.66m (8'9")

Utility

2.35m (7'8") x 1.56m (5'1")

Garage

Landing

Bedroom 1

3.19m (10'6") x 2.65m (8'8")

En-suite

Bedroom 2

3.85m (12'8") x 3.19m (10'6")

Bedroom 3

4.00m (13'2") x 2.13m (7')

Bedroom 4

2.79m (9'2") max x 2.33m (7'8")

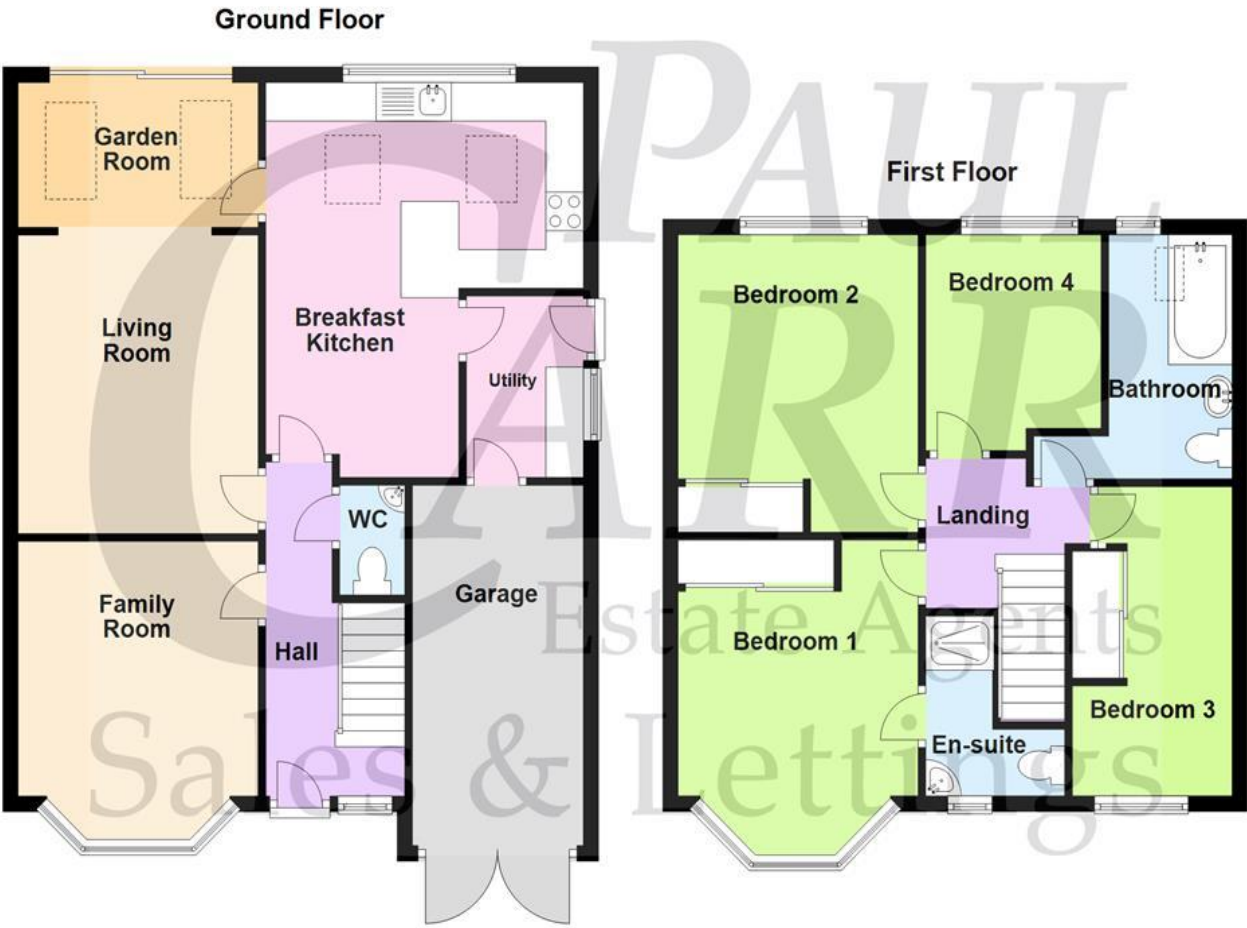
Bathroom





Floor Plan

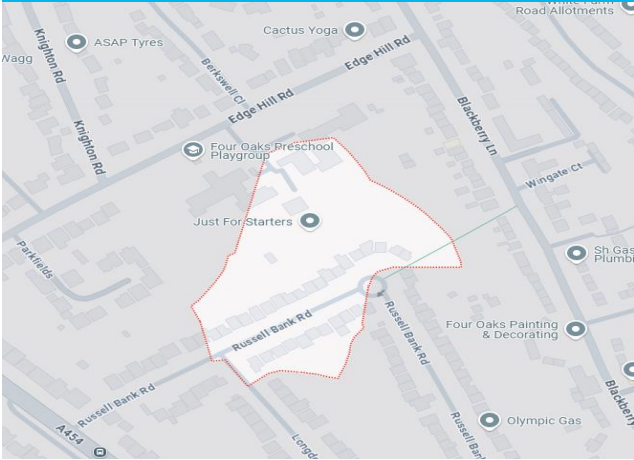
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 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: