



Walsall Road, Four Oaks,  
Sutton Coldfield, B74 4ND

**Offers in the Region Of £695,000**



Welcome to your sunshine-filled sanctuary! This fabulous home skips the drama (no upward chain!) and delivers on space, style, and good vibes.

Step inside and be wowed by a massive open-plan living/dining room—perfect for dance-offs, dinner parties, or just a cosy night in. The well fitted kitchen is ready for your culinary needs and enjoys plenty of workspace and storage. The ground floor accommodation is completed by WC/cloakroom with storage area and a double garage with a laundry area and an electric charger.

Upstairs, find four dreamy bedrooms, all with built in wardrobes/storage and large windows with shutters, allowing in plenty of natural light. Bedroom one enjoys its own ensuite and there's also a modern family bathroom that services the rest of the bedrooms. A handy airing cupboard completes this floor.

And out back? A low-maintenance South facing garden, with a patio area that's all fun, no fuss—just add fairy lights and your favourite people. To the fore the driveway offers ample of off road parking.

Walsall Road enjoys a sought after location in a desirable residential area of Four Oaks. All amenities are on the doorstep with Mere Green shopping centre providing a comprehensive range of shops, supermarkets, restaurants and fine bistro dining. Local public transport services including Four Oaks railway station provides commuters with ease of access to Birmingham, Lichfield and Sutton Coldfield. The area is well served by primary and secondary schools including the highly regarded Arthur Terry secondary school.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: Yes.

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)





Porch

Hall

Living Room 8.76m (28'9") x 3.38m (11'1")

Dining Room 3.91m (12'10") x 3.05m (10')

Kitchen 5.33m (17'6") max x 3.15m (10'4")

Double Garage

Landing

Bedroom 1 3.94m (12'11") x 3.30m (10'10")

En-suite

Bedroom 2 3.23m (10'7") x 3.20m (10'6")

Bedroom 3 2.87m (9'5") x 2.00m (6'7")

Bedroom 4 2.39m (7'10") x 2.00m (6'7")

Bathroom







# Floor Plan

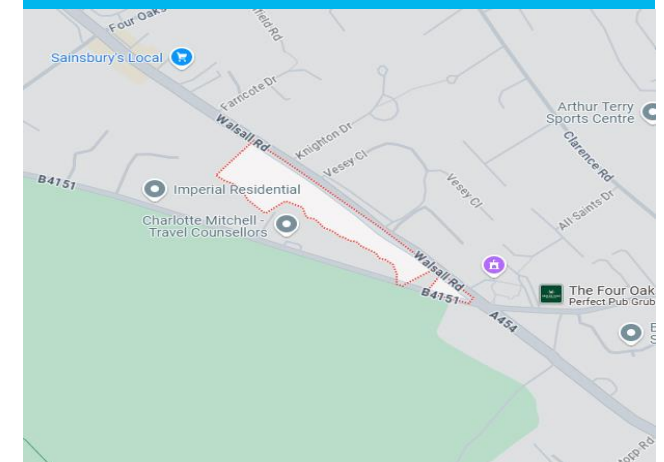
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

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