



Clarence Road, Four Oaks,  
Sutton Coldfield, B74 4AE

Offers in Excess of £415,000

Within easy reach of Arthur Terry Secondary School, excellent primary schools and Mulberry Walk this traditional semi-detached home has been thoughtfully improved by the current owners to provide excellent family accommodation.

Set behind the multi car paved driveway, inspection reveals the enclosed porch which gives way to the entrance hall with storage cupboard off. This home features a welcoming living room that offers direct access to the lush garden, creating a seamless indoor-outdoor connection. The front of the house boasts a charming dining room with a beautiful bay window, flooding the space with natural light. The heart of the home is a spacious and modern breakfast kitchen, designed to meet all your culinary needs while providing a comfortable and contemporary atmosphere for family and guests. A wc and the garage complete this floor.

Stairs from the hallway rise to the first floor where there are three generous bedrooms and a refitted bathroom with modern suite.

Outside the south facing rear garden has been improved to offer an enlarged decked area giving way to the generous lawn.

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

Living Room  
4.14m (13'7") x 3.63m (11'11")

Dining Room  
4.09m (13'5") x 3.63m (11'11")

Breakfast Kitchen  
5.49m (18') x 3.05m (10')

WC

Garage

Landing

Bedroom 1  
4.14m (13'7") x 3.63m (11'11")

Bedroom 2  
3.66m (12') x 3.51m (11'6")

Bedroom 3  
2.62m (8'7") x 2.46m (8'1")

Bathroom  
3.05m (10') max x 2.49m (8'2")

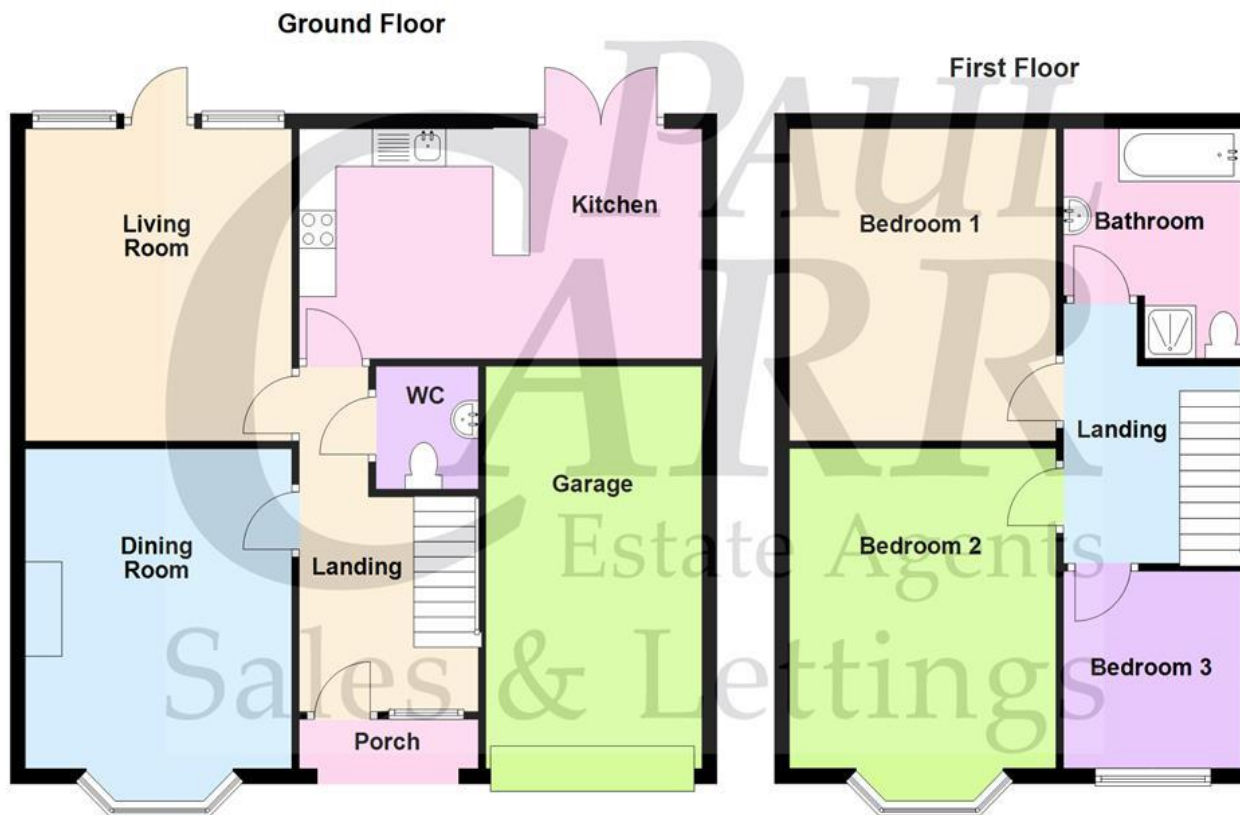






# Floor Plan

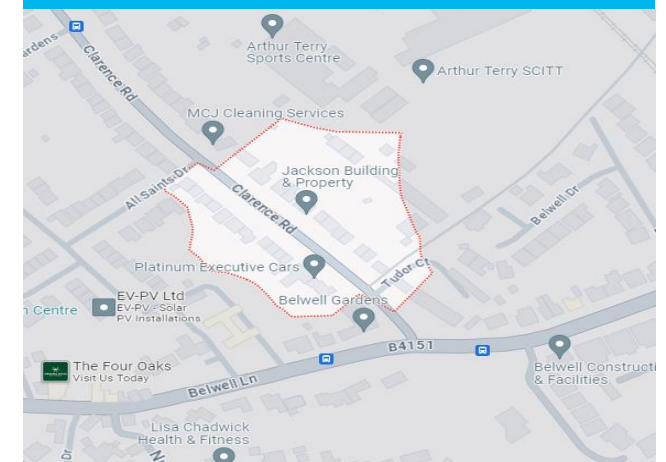
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 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: