



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

Offers in the Region Of £450,000

Welcome to this charming traditional home, where comfort and character harmonize seamlessly. As you step through the front door, you're greeted by the whimsy of campervan wallpaper adorning the hallway, setting a playful tone from the start.

The living room, adorned with a bay window to the front, offers a cozy retreat for relaxation and gatherings. Across the way, the dining room, with its access to the stunningly maintained garden, provides the perfect setting for intimate dinners or lively brunches with loved ones.

The kitchen is a chef's dream, featuring wooden cabinets, a large pantry for ample storage, and not one, but two sinks, allowing for efficient meal preparation and cleanup. A convenient WC is tucked away nearby, offering practicality and convenience.

Completing the ground floor is a garage.

Upstairs, three inviting bedrooms await, one with built-in wardrobes. And A modern bathroom adds a touch of luxury, featuring sleek fixtures and finishes.

Outside, the garden is a true oasis, meticulously landscaped and lovingly maintained, offering a serene retreat for outdoor enjoyment and relaxation. In summary, this home offers a perfect blend of traditional charm and modern amenities, ready to welcome its new occupants into a lifestyle of comfort and elegance.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold

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 4.04m (13'3") max x 3.45m (11'4")

Dining Room 4.11m (13'6") x 3.18m (10'5")

Kitchen 4.98m (16'4") x 2.00m (6'7")

Inner Hallway

WC

Garage

Pantry 1.30m (4'3") x 0.79m (2'7")

Landing

Bedroom 1 4.04m (13'3") x 3.43m (11'3")

Bedroom 2 4.11m (13'6") x 3.18m (10'5")

Bedroom 3 2.67m (8'9") x 2.26m (7'5")

Bathroom



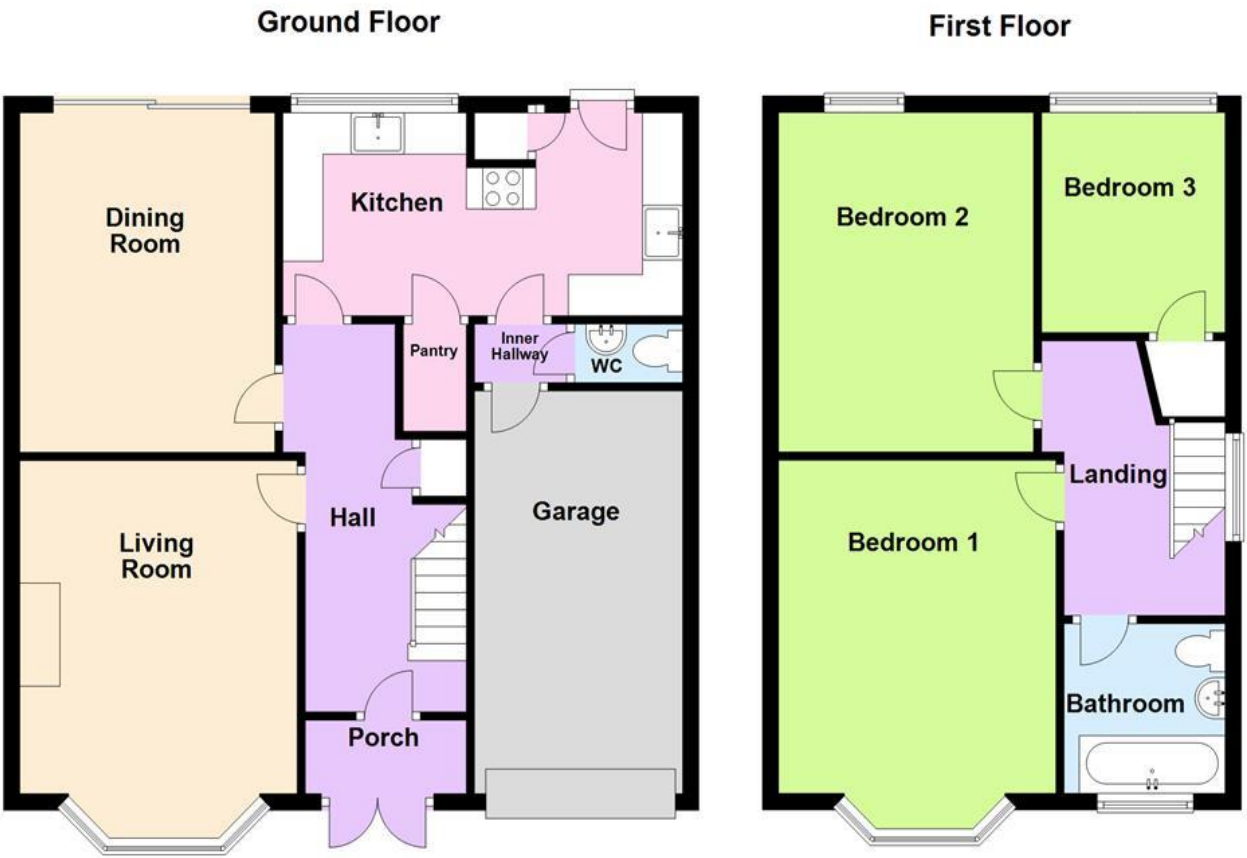






# Floor Plan

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

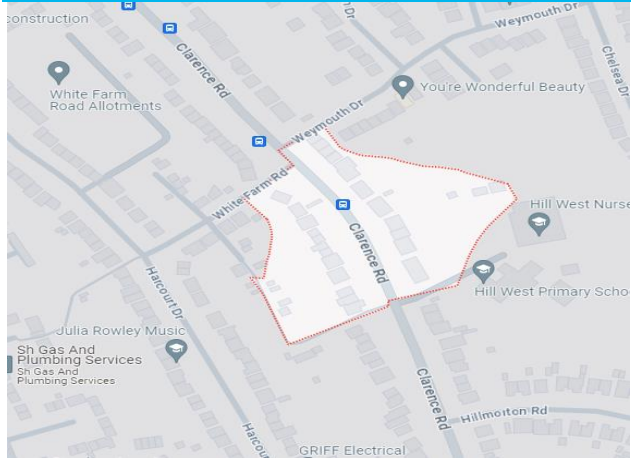


Total area: approx. 114.0 sq. metres (1227.6 sq. feet)

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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: