



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

£650,000

Looking for a home with personality? This detached and delightfully extended gem has space, charm, and a little bit of everything.

This impressive detached and extended family home offers versatile living with generous proportions throughout. The ground floor features a spacious living room, a well-appointed breakfast kitchen, and a bright family room to the rear, perfect for everyday living and entertaining. A dedicated home office provides a quiet space for work or study, while a downstairs bedroom offers flexibility—ideal as a guest room or playroom/games room.

Upstairs, you'll find five double bedrooms—yes, five!—including a bedroom with an ensuite. The bathrooms are modern, the vibes are immaculate. The home is completed by a stunning, tranquil rear garden, offering a peaceful retreat for relaxation and outdoor enjoyment.

Situated on the highly popular Clarence Road, the property benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance on the property.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Living Room 6.65m (21'10") x 3.33m (10'11")

Kitchen 7.82m (25'8") x 3.05m (10') max

Family Room 6.40m (21') x 2.97m (9'9")

Home Office 2.41m (7'11") x 1.78m (5'10")

Bedroom 3/Playroom 4.65m (15'3") x 2.74m (9')

WC

Landing

Bathroom

Bedroom 1 4.04m (13'3") x 3.71m (12'2") max

En-suite

Bedroom 2 4.62m (15'2") x 2.26m (7'5")

Bedroom 4 3.86m (12'8") x 2.74m (9')

Bedroom 5 3.33m (10'11") x 2.74m (9')

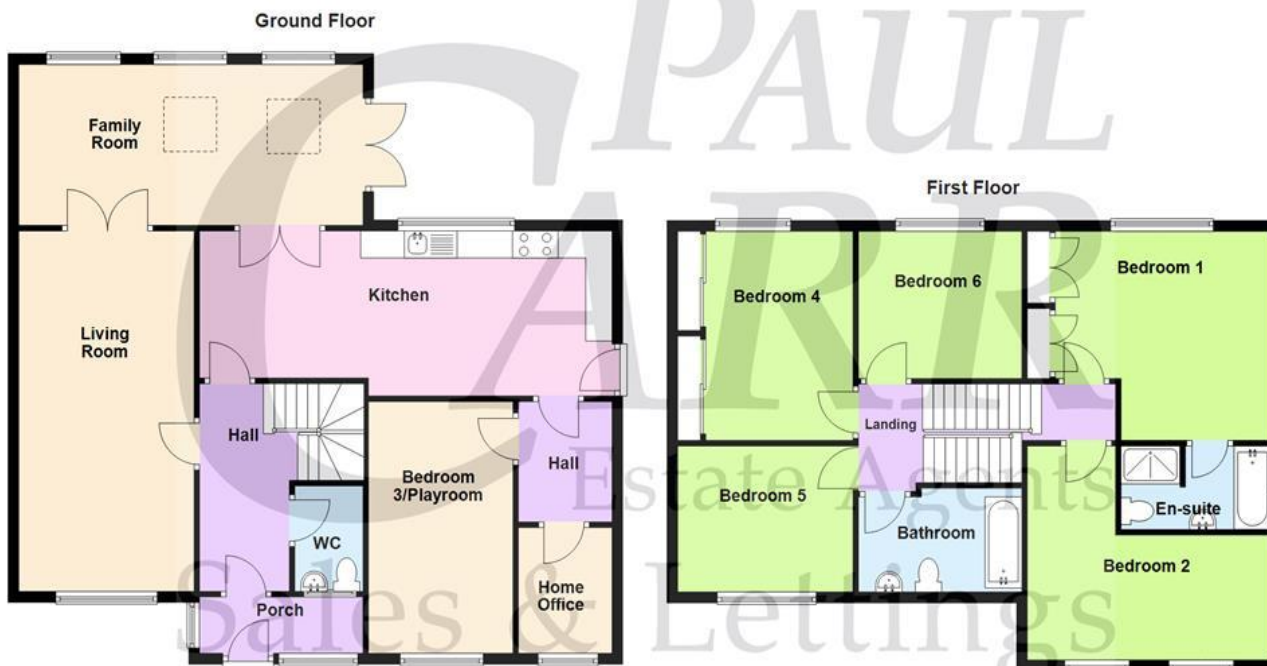
Bedroom 6 2.95m (9'8") x 2.79m (9'2")





Floor Plan

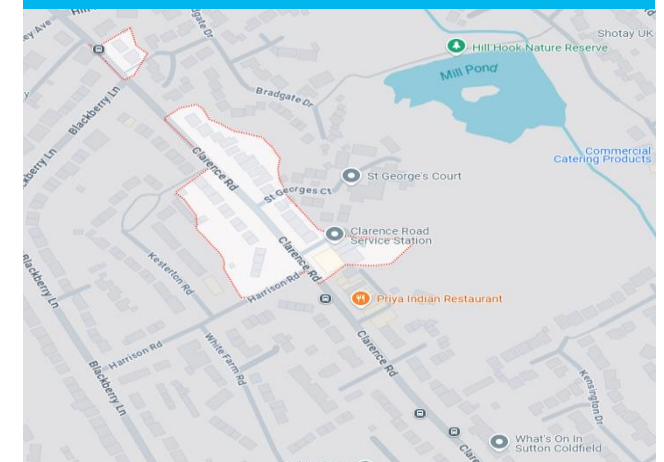
This floor plan is not drawn to scale and is for illustration purposes only

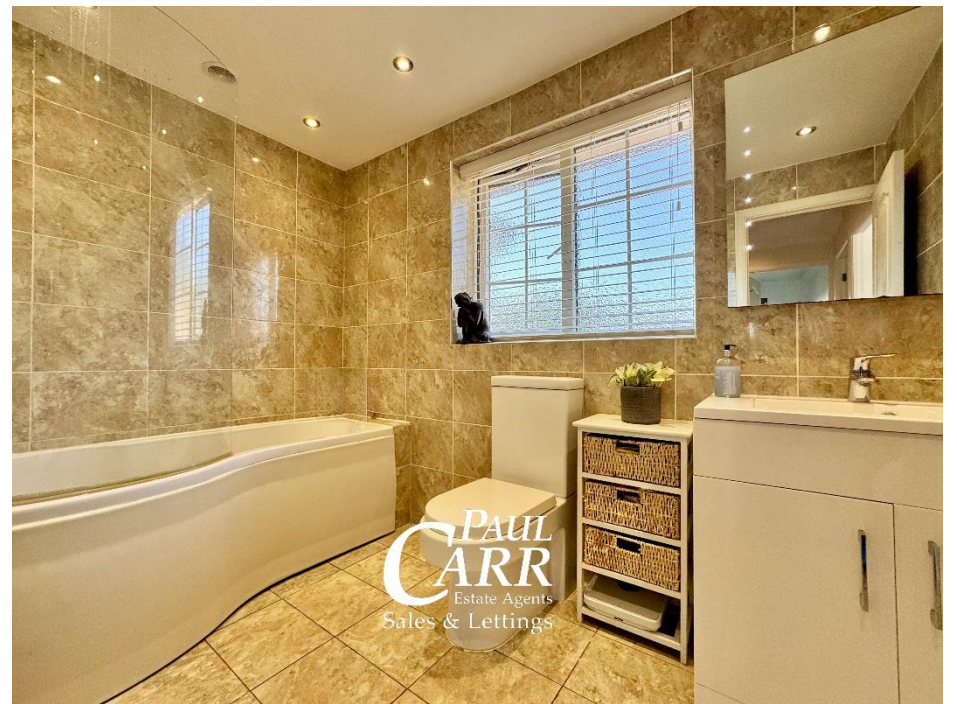


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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