

Sales & Lettings



Dower Road, Four Oaks,
Sutton Coldfield, B75 6TP

Offers in Excess of £525,000

Welcome to this beautifully presented and character-filled family home, thoughtfully designed for both comfort and functionality. From the moment you enter, you're met with warmth, charm, and a sense of space that's ideal for modern family living.

The living room flows seamlessly into the dining area, creating a light-filled and sociable hub perfect for entertaining or relaxing. A separate snug room, currently used as a home office, benefits from underfloor heating—a cosy retreat for work or quiet moments. At the heart of the home is a stylish kitchen with an island, offering generous workspace and ideal for casual dining or family gatherings. A practical laundry room and convenient WC add to the home's everyday ease.

Upstairs, the property boasts four well-proportioned bedrooms. Bedroom 1 features its own private ensuite, while the main family bathroom, also with underfloor heating, ensures comfort for the whole household.

The home also includes a garage, providing secure parking or additional storage options. Step outside to the tranquil rear garden, a peaceful haven perfect for outdoor relaxation. At the end of the garden, a dedicated garden office offers a quiet and inspiring workspace—ideal for remote working or creative pursuits.

Dower 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 and is a very short walk from Coppice Primary School.

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

or via Fouroaks@paulcarrestateagents.co.uk

**PAUL
CARR**
Estate Agents
Sales & Lettings



Hall

Living Room
4.32m (14'2") x 3.71m (12'2")

Dining Room
3.45m (11'4") x 3.10m (10'2")

Snug/Office
5.51m (18'1") x 2.36m (7'9")

Kitchen
5.29m (17'4") x 4.32m (14'2")

Utility

WC

Garage

Garden Room

Landing

Bedroom 1
6.07m (19'11") x 2.74m (9')

Ensuite

Bedroom 2
3.81m (12'6") x 3.78m (12'5")

Bedroom 3
3.45m (11'4") x 2.00m (6'7")

Bedroom 4
3.02m (9'11") x 2.00m (6'7")

Bathroom





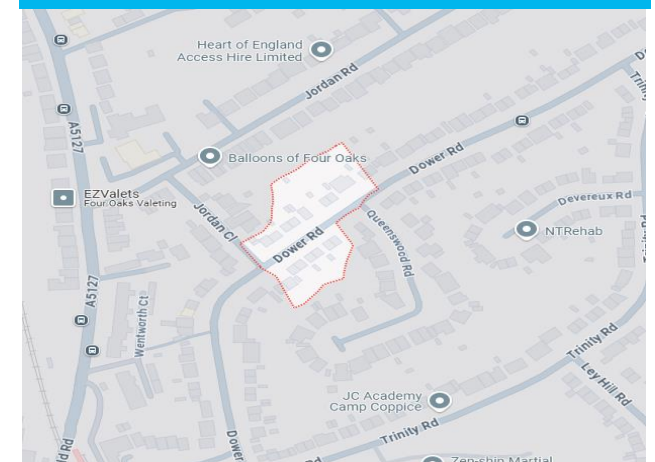
Floor Plan

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



Energy Performance Rating

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.
Come on the market: