



Slade Road, Four Oaks,
Sutton Coldfield, B75 5PE

£325,000

Magnolia Cottage is a charming, character-filled home set amidst the beauty of its namesake magnolia trees. This delightful cottage welcomes you with a sense of warmth and timeless appeal - more than just a home—it's a lifestyle, combining rural charm with thoughtful comfort and space to breathe.

Inside, the living room offers a cosy retreat, centred around a log burner—perfect for those quiet evenings in. The kitchen is well-fitted, blending style and practicality, while the dining room to the rear provides a lovely spot to entertain or enjoy meals, with peaceful views over the garden.

Upstairs, you'll find a spacious bedroom that takes in breathtaking views over the surrounding fields, making it a restful haven. The accompanying bathroom is well-appointed and in keeping with the home's welcoming feel.

Step outside and you'll discover the heart of the property—its stunning, long garden, a true highlight that offers both beauty and privacy. To the side, there's a driveway leading to a garage, which also includes a gardener's WC—a practical touch for outdoor enthusiasts.

Slade Road occupies an established and highly sought-after location within Four Oaks. The nearby Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by outstanding schools, as rated by Ofsted. Regular public transport services provide convenient access to Sutton Coldfield and Birmingham. Four Oaks railway station just a short distance away, ensures easy connections for those commuting to both Birmingham and Lichfield city centres.

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

or via Fouroaks@paulcarrestateagents.co.uk

Living Room
4.14m (13'7") x 3.76m (12'4")

Kitchen
4.14m (13'7") max x 2.26m (7'5")

Dining Room
3.81m (12'6") x 2.67m (8'9")

Garage
6.29m (20' 8") x 2.51m (8' 3")
Landing

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

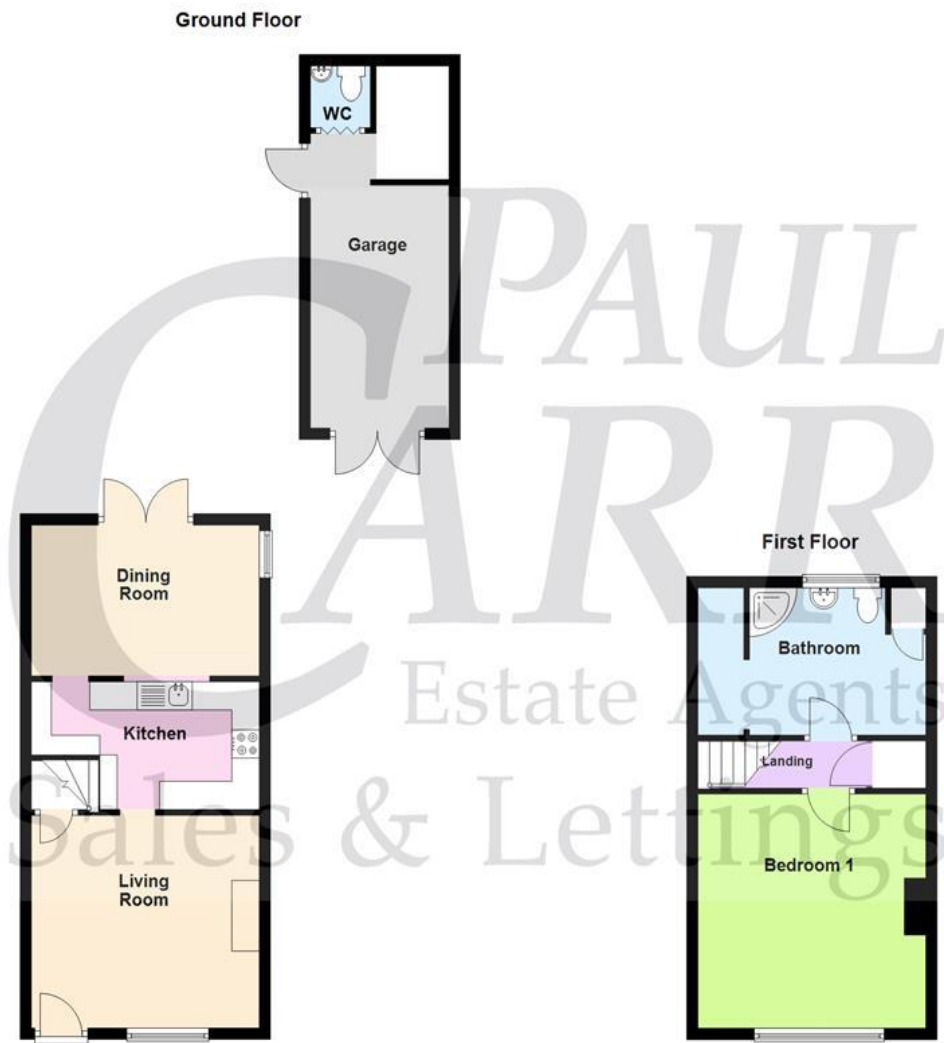
Bathroom





Floor Plan

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

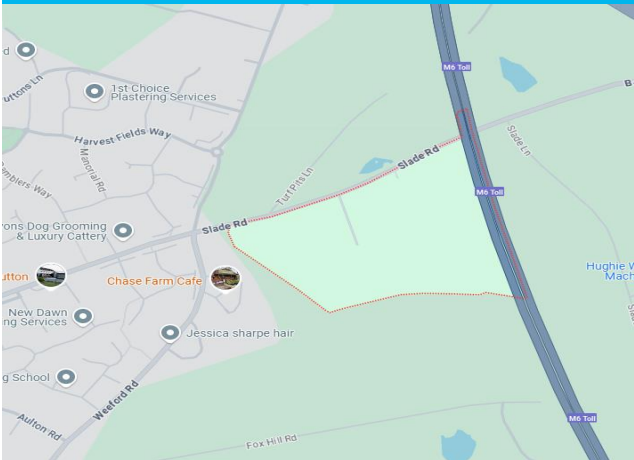


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	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: