



Augustine Grove, Four Oaks,  
Sutton Coldfield, B74 4XX

Offers in the Region Of £490,000



Tucked away in a quiet cul-de-sac, this well-presented home offers both space and comfort in a peaceful setting, with the added benefit of no upward chain.

The ground floor features a welcoming living room that opens seamlessly into the dining area, creating an ideal space for family life or entertaining guests. To the rear, a bright conservatory overlooks the garden, adding a light-filled extension to the living space. The kitchen is well fitted with classic wooden cabinetry, combining functionality with timeless style.

Upstairs, you'll find four generously sized bedrooms, including a main bedroom with its own en-suite, while a family bathroom serves the remaining rooms.

Outside, the rear garden is well maintained and provides a private outdoor retreat. A garage completes the property, offering additional storage or parking.

Within Blakes Barn Development this is ideal for Blake Street Train Station due to being only a short walk away, along with local amenities on Bishops Way, Clarence Road and Little Aston and Hill Hook Nature Reserve.

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)



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Porch

Hall

Living Room  
5.05m (16'7") x 3.23m (10'7")

Dining Room  
2.82m (9'3") x 2.36m (7'9")

Conservatory

Kitchen  
5.26m (16'6") x 3.61m (11'1")

WC

Landing

Garage  
5.18m (17') x 2.31m (7'7")

Bedroom 1  
3.76m (12'4") x 3.51m (11'6")

En-suite  
2.08m (6'10") x 1.42m (4'8")

Bedroom 2  
4.83m (15'10") x 2.21m (7'3")

Bedroom 3  
3.44m (11'3") x 2.00m (6'7")

Bedroom  
4 2.18m (7'2") x 2.01m (6'7")

Bathroom  
2.08m (6'10") x 1.75m (5'9")



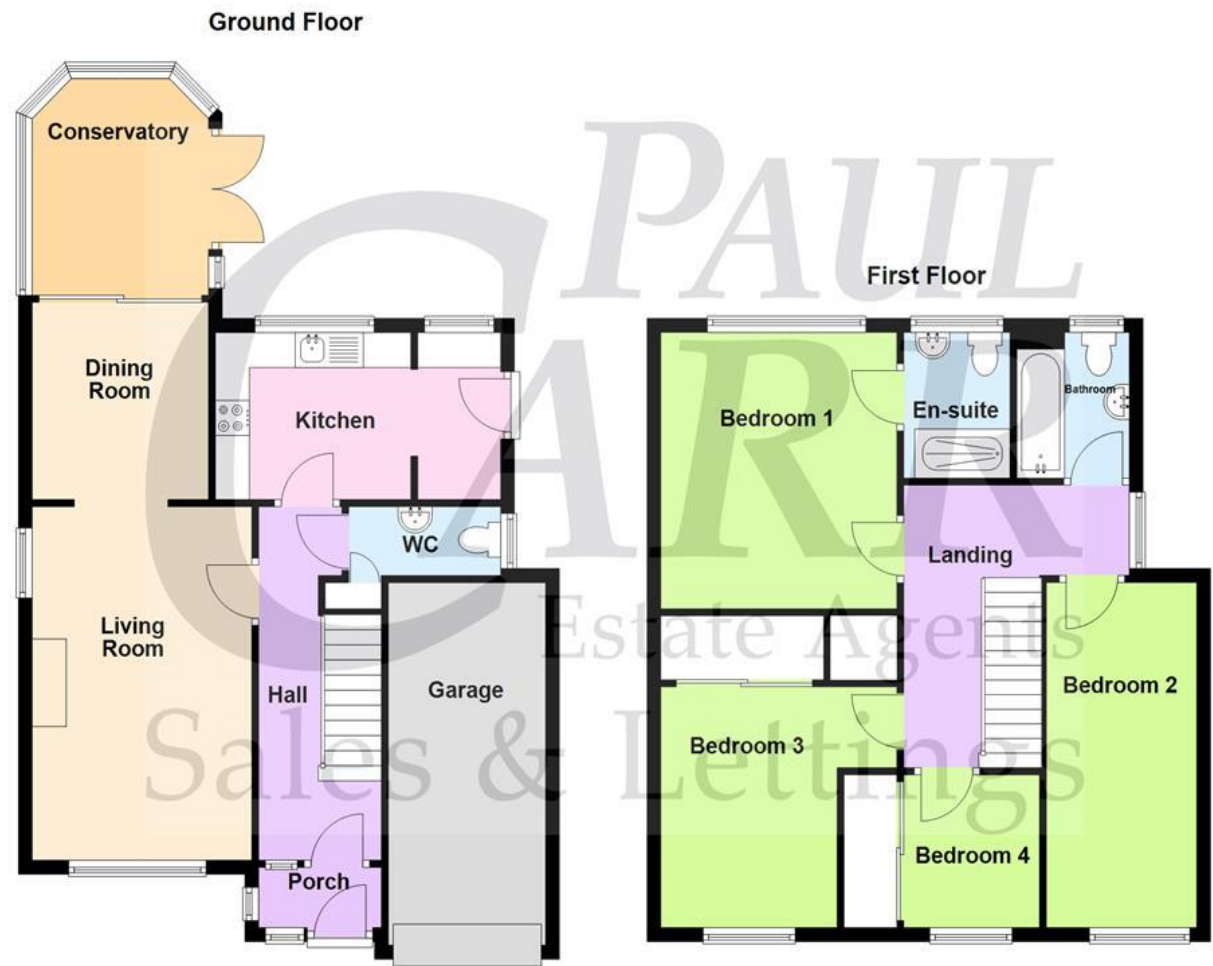






# Floor Plan

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

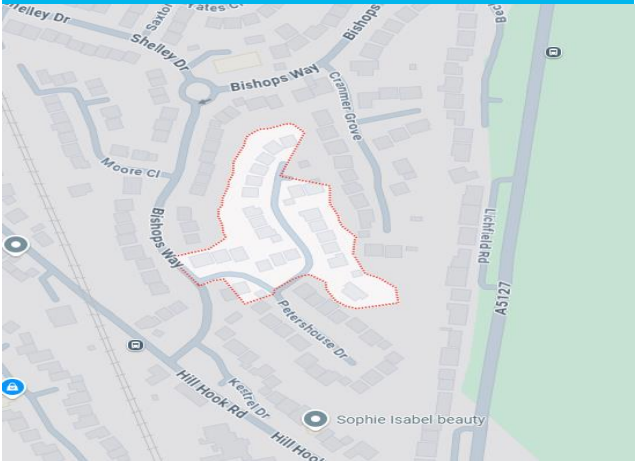


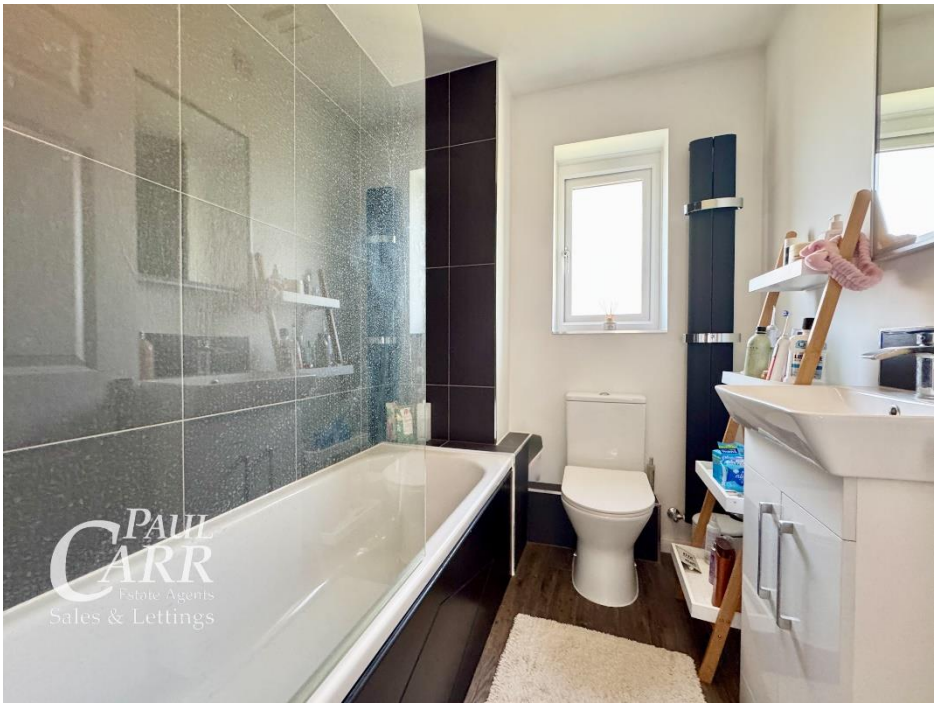
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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             | 72 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location









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**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: