



Blackberry Lane, Four Oaks,
Sutton Coldfield, B74 4JS

Offers in Excess of £390,000

This semi-detached bungalow is offered to the market with no upward chain and provides a flexible layout that will appeal to a wide range of buyers.

The property features a spacious living room leading into an open-plan breakfast kitchen with a separate laundry room. On the ground floor there are two double bedrooms along with a large bathroom, while the first floor is dedicated to the main bedroom, complete with an ensuite and a dressing area cleverly positioned within the eaves.

Outside, the rear garden has been designed for low maintenance with artificial turf, making it an ideal space for relaxing or entertaining. The garage has been converted to create an excellent home office or hobby room, and there is the benefit of rear access via Clarence Road as well as a driveway to the front providing off-road parking.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and offer direct routes into Birmingham and Lichfield City Centres.

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

Porch

Living Room 5.53m (18'2") x 4.80m (15'9")

Kitchen 3.26m (10'8") x 3.02m (9'11")

Breakfast Room 3.38m (11'1") x 2.62m (8'7")

Conservatory

Utility 2.11m (6'11") x 1.85m (6'1")

Dining Room 4.23m (13'10") x 2.69m (8'10")

Bedroom 2 3.48m (11'5") x 3.02m (9'11")

Bedroom 3 2.62m (8'7") x 2.29m (7'6")

Bathroom

Garage

Bedroom 1 4.01m (13'2") x 2.26m (7'5")

En-suite

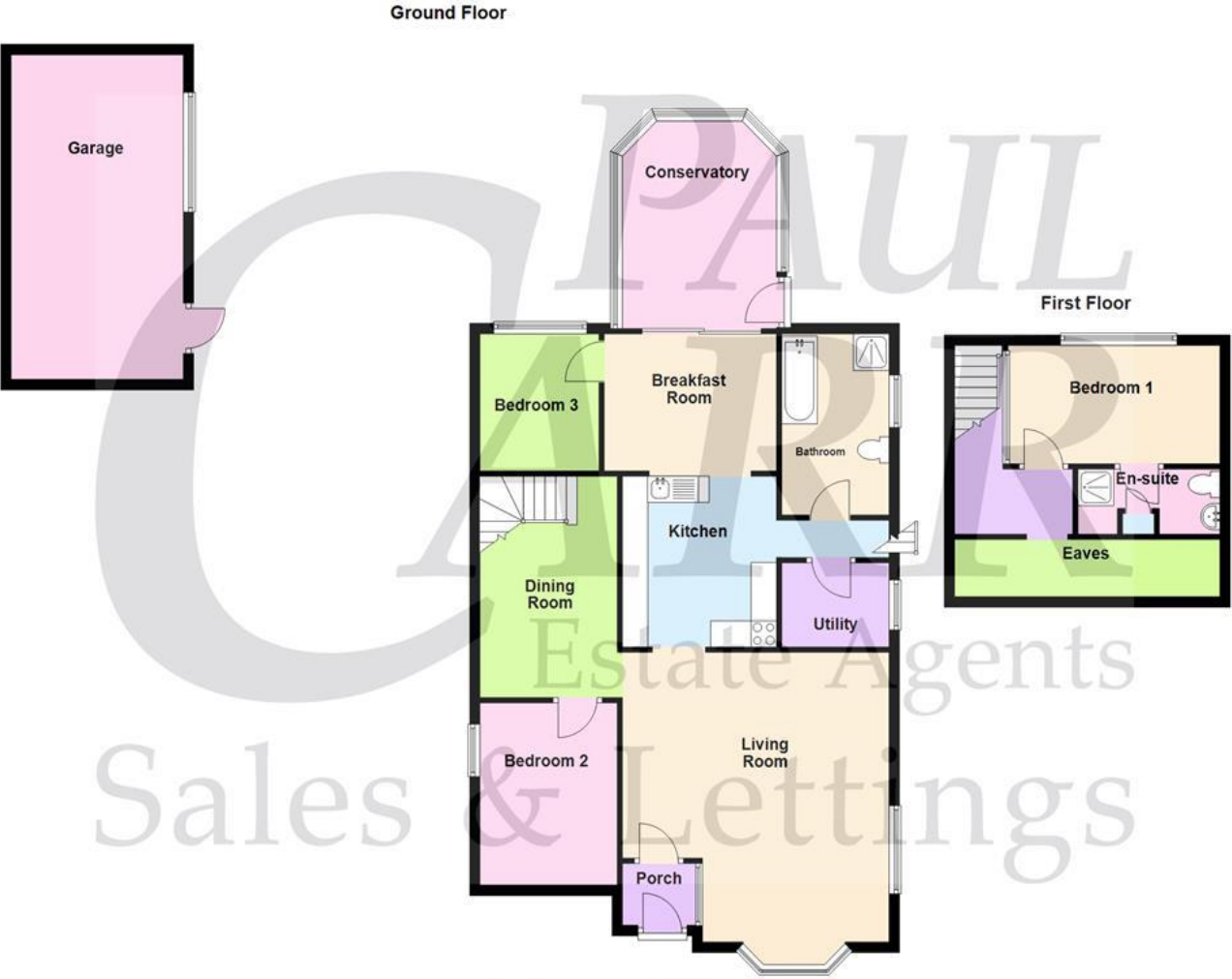
Eaves





Floor Plan

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

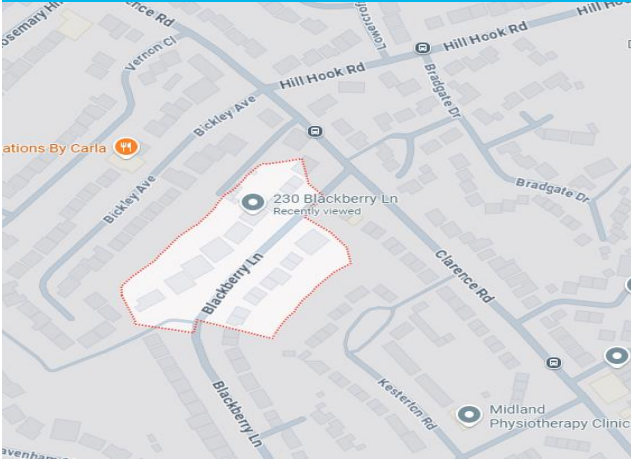


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	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: