



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

Offers in Excess of £325,000

LOCATION CHARACTER AND SPACE

This charming home offers a well-proportioned living room to the front. featuring a bay window with separate open-plan dinning and Kitchen area.

The kitchen is both stylish and practical with dedicated dining area ideal for family meals or entertaining. It also benefits from a large Storage area, cleverly catering for a utility /washing zone as well as a pantry, ensuring everything has its place while keeping the main Space uncluttered.

on the first floor there is a second bedroom with the possibility for a walk in closet / wardrobe or dressing area.

Along with a family bathroom designed for comfort and practicality.
It also hosts a smaller bedroom perfect for a home office / Study Nursery or Single bedroom.

The second floor hosts a third bedroom/ master / loft conversion that enjoys serene views over the garden, making it an ideal retreat.

Outside, the garden is tranquil and neatly landscaped. complete with a welcoming seating area perfect for relaxation or entertaining.

It also has access to a garage with possibility of being a number of other things such as office gym | workspace.

To the front, a private driveway is screened from view, offering both convenience and privacy and caters for 2/3 cars.

Slade Road is approached from Little Sutton Road and occupies an established and highly sought-after location within Four Oaks. Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is nearby and provides commuters with ease of access to 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



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Hall

Living Room

4.45m (14'7") x 3.63m (11'11") max

Dining/Family Area

4.45m (14'7") max x 3.56m (11'8")

Kitchen

3.20m (10'6") x 2.49m (8'2") max

Utility

2.28m (7'6") x 0.87m (2'10")

Garage

Landing

Bedroom 2

4.47m (14'8") x 3.43m (11'3")

Bedroom 3

3.56m (11'8") x 2.06m (6'9") max

Bathroom

Landing

Bedroom 1

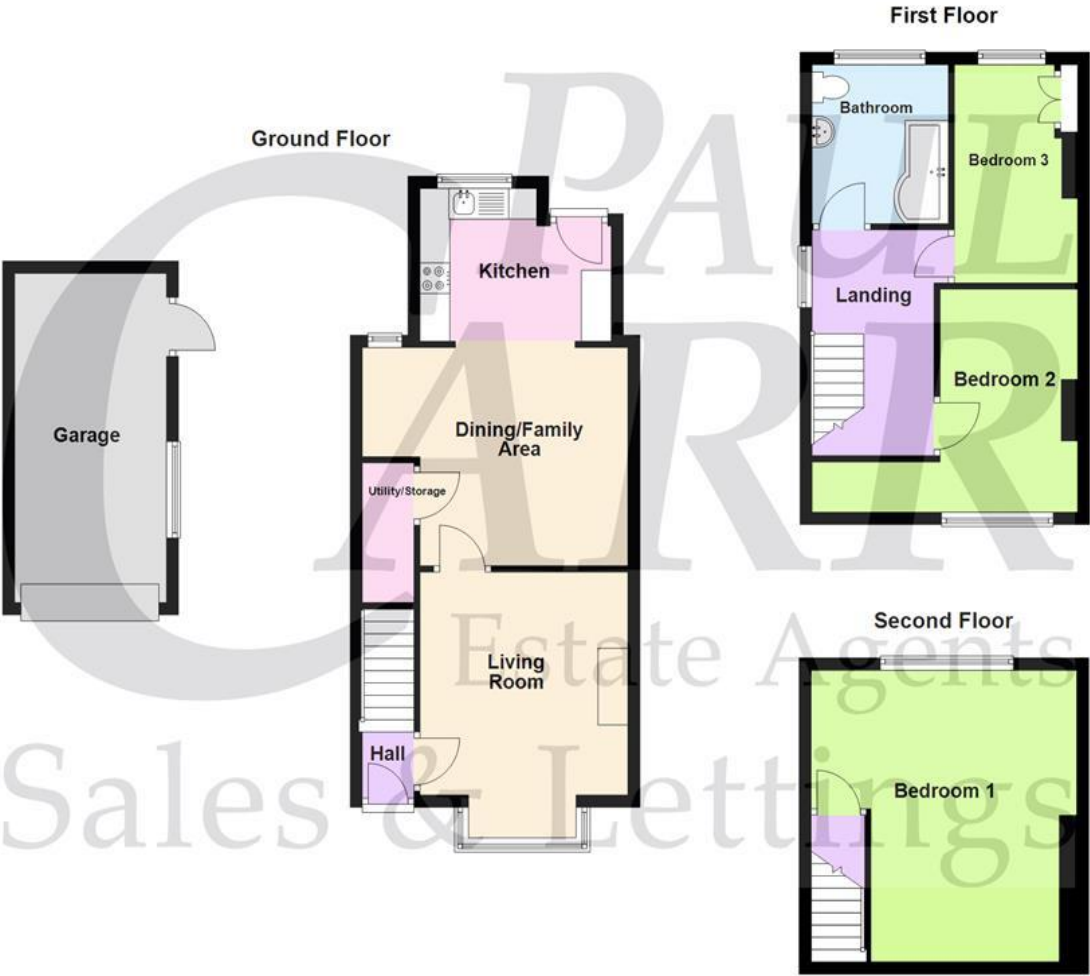
4.75m (15'7") x 3.45m (11'4")





Floor Plan

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

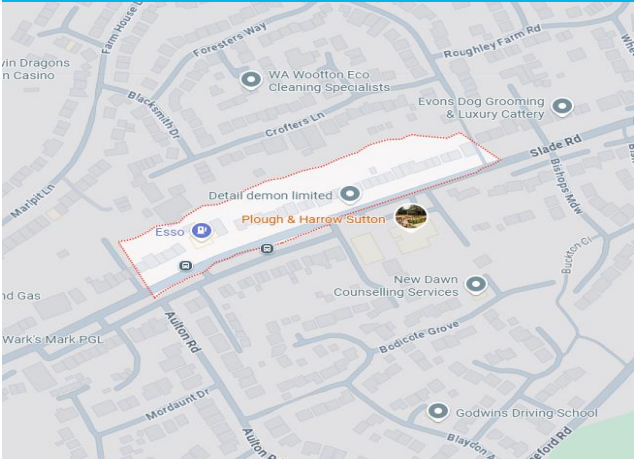


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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