



**PAUL  
CARR**  
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Sales & Lettings

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

**£550,000**



This attractive semi-detached home combines character features with modern style, offering a well-balanced layout ideal for family living. The sellers are now searching for their next home, making this a wonderful opportunity for a new family to enjoy all that this property has to offer.

The welcoming hallway leads into a spacious living and dining room, where dual-aspect views and picture rails add charm, while oak flooring brings warmth. The kitchen is modern and well-appointed, complemented by a practical utility room, and the former garage has been thoughtfully converted into a home office, creating a versatile space for today's lifestyle.

Upstairs, the property provides four bedrooms. The main bedroom to the front is enhanced by a beautiful bay window, while a second generous bedroom overlooks the rear garden. A third bedroom benefits from its own en-suite, and a fourth is also positioned at the rear. A contemporary family bathroom completes the accommodation.

Outside, the long rear garden, with its inviting patio area, offers plenty of space for relaxing or entertaining.

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](mailto:Fouroaks@paulcarrestateagents.co.uk)



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**Hall**

**Living Room**

7.11m (23'4") max x 3.20m (10'6")

**Dining Room**

3.02m (9'11") x 2.08m (6'10")

**Office**

4.24m (13'11") x 2.24m (7'4")

**Kitchen**

4.80m (15'9") x 2.49m (8'2")

**Utility**

2.43m (8') x 1.68m (5'6")

**Landing**

**Bedroom 1**

3.51m (11'6") x 2.32m (7'7")

**Bedroom 2**

3.48m (11'5") x 3.20m (10'6")

**Bedroom 3**

4.32m (14'2") max x 2.24m (7'4")

**En-suite**

**Bedroom 4**

2.41m (7'11") x 2.39m (7'10")

**Bathroom**

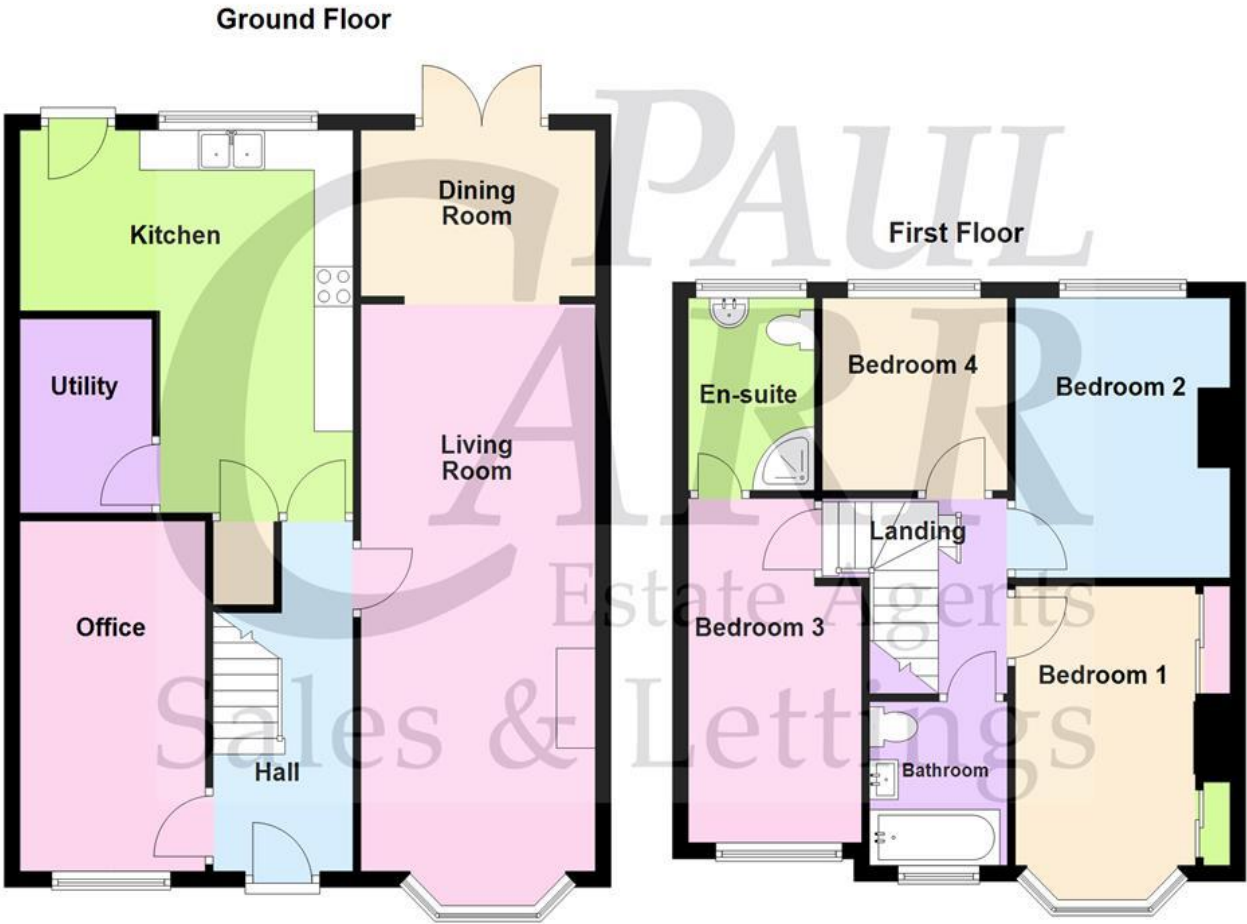






# Floor Plan

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

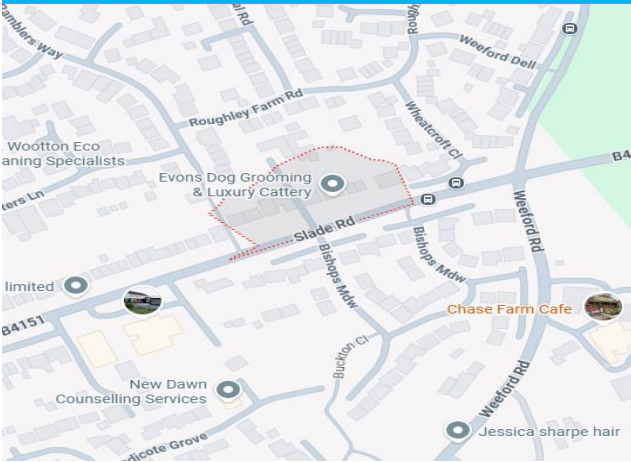


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Plan produced using PlanUp.

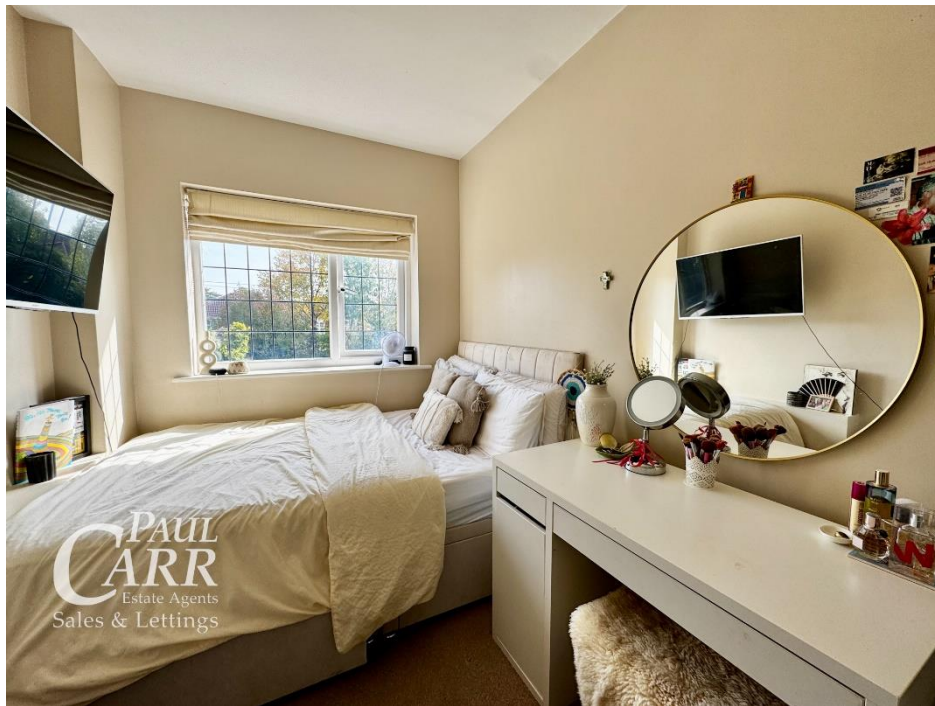
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.  
Came on the market: