



Clarence Road, Four Oaks
Sutton Coldfield, B74 4LU

OIEO £525,000

Welcome to this beautifully proportioned five-bedroom detached home — a property brimming with potential and ready to be transformed into your perfect family haven. Thoughtfully laid out across two floors, it offers generous living space, flexible room arrangements, and the opportunity to modernise to your own taste.

On the ground floor, a welcoming hallway leads to a bright and versatile through living/dining room. The kitchen, with a breakfast bar and direct access to the adjoining garage (with a gardener's WC) enjoys duplet windows allowing natural light to flood in.

Upstairs, the first floor hosts four well-sized double bedroom and a good sized single room, including a principal bedroom with an en-suite. Bedroom five is currently being used as a home office — ideal for home working. A family bathroom and a central landing ensure a practical and balanced layout, ideal for growing families or guests.

Externally the home enjoys space for a car port and to the rear the South facing garden enjoys a patio to enjoy the sunshine. The drive to the fore is wide and offers plenty off road parking.

Situated on the highly popular Clarence Road, the property benefits from outstanding schools for all ages, a range of local amenities and a number of transport links within walking distance of the property.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living Room 3.58m (11'9") x 3.38m (11'1")

Dining Room 3.89m (12'9") x 3.38m (11'1")

Kitchen 4.45m (14'7") x 2.44m (8')

Garage

Gardeners WC

Landing

Bedroom 1 3.67m (12') x 3.58m (11'9") max

En-suite

Bedroom 2 3.67m (12') max x 3.38m (11'1")

Bedroom 3 3.56m (11'8") x 3.40m (11'2")

Bedroom 4 3.53m (11'7") x 2.84m (9'4")

Bedroom 5 2.59m (8'6") x 2.03m (6'8")

Bathroom

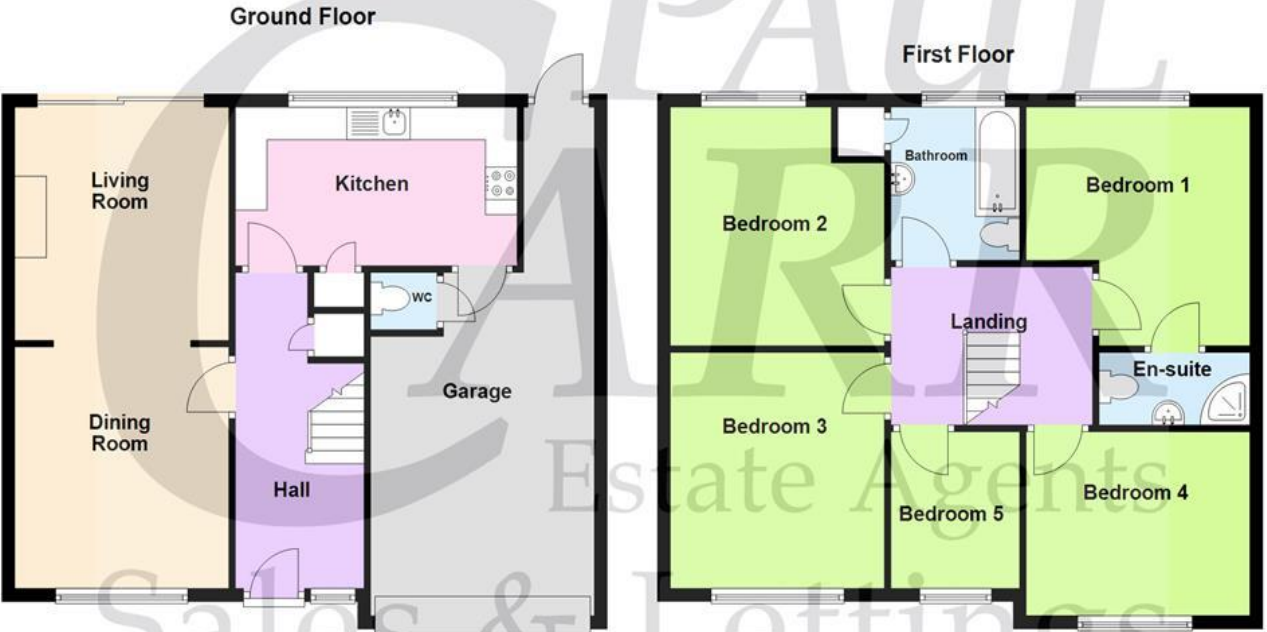
Car Port





Floor Plan

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

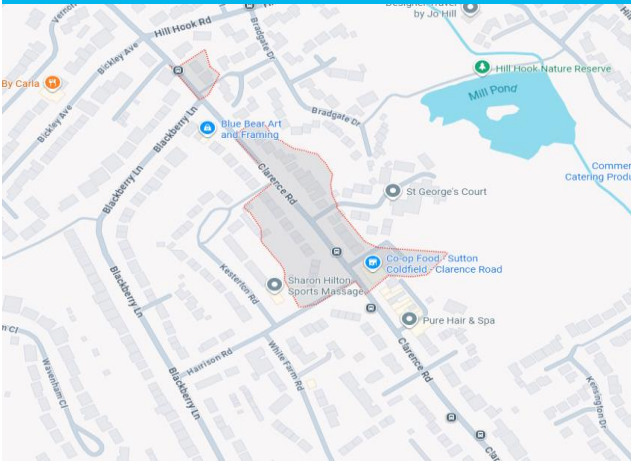


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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