



Tennyson Avenue, Four Oaks,
Sutton Coldfield, B74 4YG

Offers in Excess of £600,000

Life at Tennyson Avenue begins with a welcoming sense of space and comfort and a home that has been beautifully maintained.

Immaculate and much loved, this impressive detached property provides generous accommodation ideal for modern family living. The property features a generous living room centred around a charming gas fireplace, creating a warm and inviting focal point. From here, the space flows naturally into a bright conservatory, allowing plenty of natural light and offering lovely views over the garden. The formal dining room provides an excellent setting for both everyday family meals and entertaining guests.

The heart of the home is the modern, large kitchen, thoughtfully designed with a breakfast bar that offers a relaxed spot for morning coffee or casual dining.

Upstairs, the property offers four well-proportioned double bedrooms. Bedroom one benefits from its own ensuite shower room, while a separate family bathroom serves the remaining bedrooms, completing the accommodation.

Outside, the home enjoys a generous south-facing garden that is not heavily overlooked, making it a private and sunny space perfect for relaxing, gardening, or entertaining. To the fore the drive provides ample off road parking.

Tennyson Avenue is accessed off Bishops Way and is a quiet close, ideal for access to local amenities and nearby train links from Blake Street Station. Highly regarded local schools can also be reached on foot.

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

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 5.61m (18'5") x 3.81m (12'6")

Dining Room 3.71m (12'2") x 3.02m (9'11")

Conservatory

Kitchen 4.75m (15'7") x 3.66m (12')

WC

Double Garage

Landing

Bedroom 1 5.69m (18'8") max x 4.42m (14'6")

En-suite

Bedroom 2 4.19m (13'9") x 3.51m (11'6")

Bedroom 3 3.51m (11'6") x 3.35m (11')

Bedroom 4 2.82m (9'3") x 2.59m (8'6")

Bathroom





Floor Plan

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

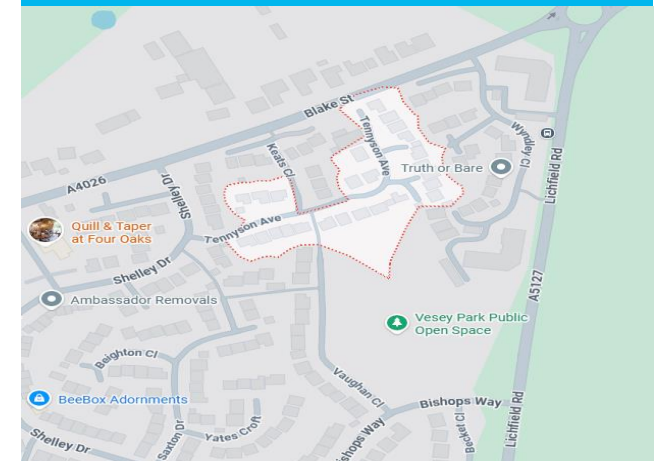


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	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:

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