



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

Offers Over £400,000

This beautifully presented detached property feels bright and airy throughout, thanks to an abundance of natural light. A thoughtfully laid-out home with a strong indoor-outdoor connection and a high standard of upkeep.

At the rear, the living and dining area overlooks the garden, creating a peaceful space to relax or entertain while enjoying views of greenery that isn't overlooked, giving a strong sense of privacy.

To the front of the property, there is a modern and well-appointed kitchen.

The South facing garden itself is tiered and tranquil, offering different levels for seating, planting, or simply unwinding in a secluded setting.

Bedroom one, benefits from duplet windows that bring in plenty of light. Bedrooms two and three are positioned at the rear of the house, enjoying garden views. The family bathroom completes the internal accommodation.

Outside, the property includes a driveway and garage to the front, providing convenient off-street parking and storage.

Within walking distance of highly regarded schools for all age groups as well as Butlers Lane train station.

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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Porch

Hallway

Living Room
4.88m (16') x 3.78m (12'5") max

Kitchen
3.68m (12'1") x 2.29m (7'6")

WC

Garage

Landing

Bedroom 1
4.88m (16') x 2.92m (9'7")

Bedroom 2
2.95m (9'8") x 2.57m (8'5")

Bedroom 3
2.87m (9'5") x 2.18m (7'2")

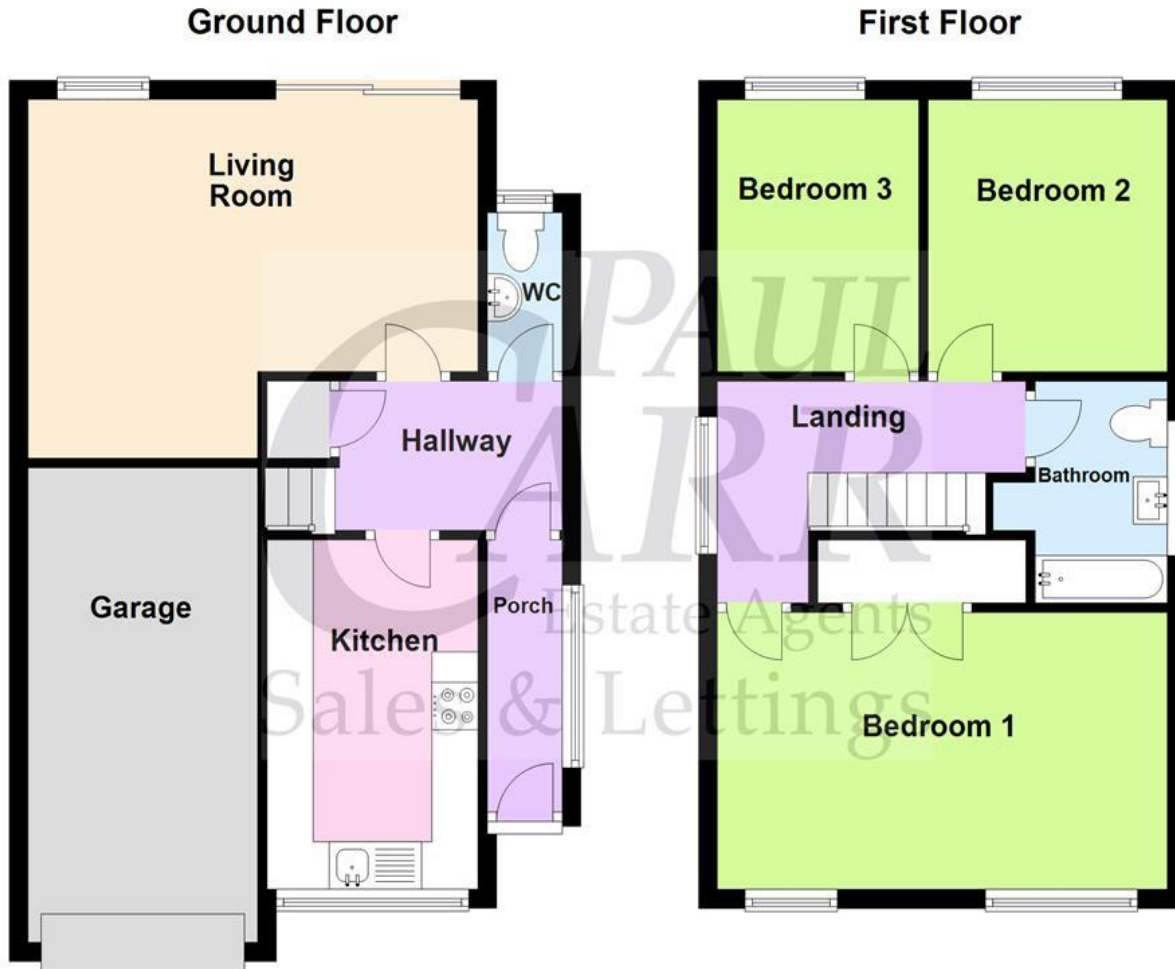
Bathroom





Floor Plan

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

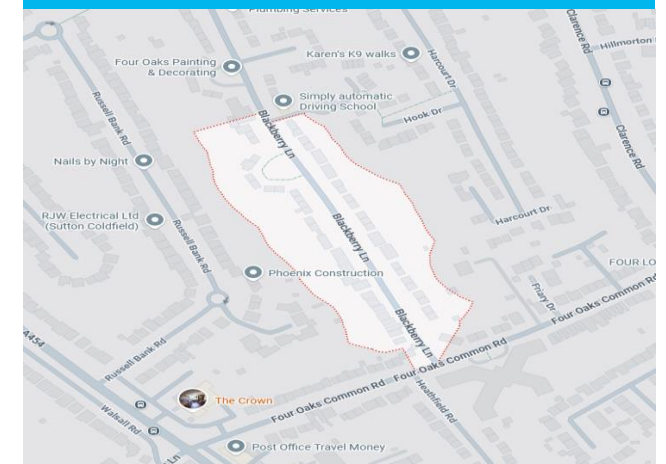


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Plan produced using PlanUp.

Energy Performance Rating

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

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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