



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Clarence Road, Four Oaks,  
Sutton Coldfield, B74 4AU

**Offers in Excess of £350,000**

This charming cottage, approaching approximately 125 years in age, blends period character with comfortable living space.

The home enjoys a spacious entrance hall, enhanced by notably high ceilings that create an immediate sense of openness and light. To the front, a well-proportioned living room features a large window, allowing plenty of natural light to pour in and giving the space a bright, welcoming feel. A separate dining room provides an ideal setting for family meals or entertaining. The home also benefits from a well-fitted breakfast kitchen, offering both practicality and a sociable area for informal dining.

Upstairs, a split-level landing adds character and leads to three bedrooms and a family bathroom, providing ample accommodation for a household. Externally, the property boasts a large rear garden—perfect for outdoor relaxation or gardening—while a driveway to the front offers convenient off-road parking.

Situated on the highly popular Clarence Road, the property benefits from outstanding school catchments 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



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**Porch**

**Hall**

**Living Room 3.63m (11'11") x 3.38m (11'1")**

**Dining Room 3.66m (12') x 3.66m (12')**

**Kitchen 4.70m (15'5") x 2.11m (6'11")**

**Landing**

**Bedroom 1 3.63m (11'11") x 3.40m (11'2")**

**Bedroom 2 2.87m (9'5") x 2.79m (9'2")**

**Bedroom 3 3.63m (11'11") x 2.13m (7')**

**Bathroom**





# Floor Plan

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

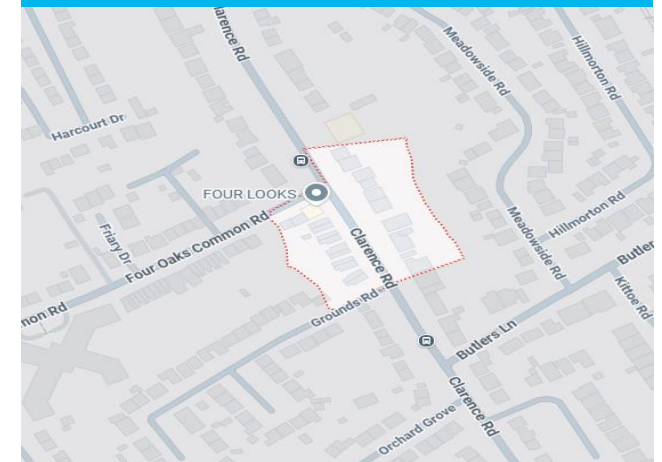


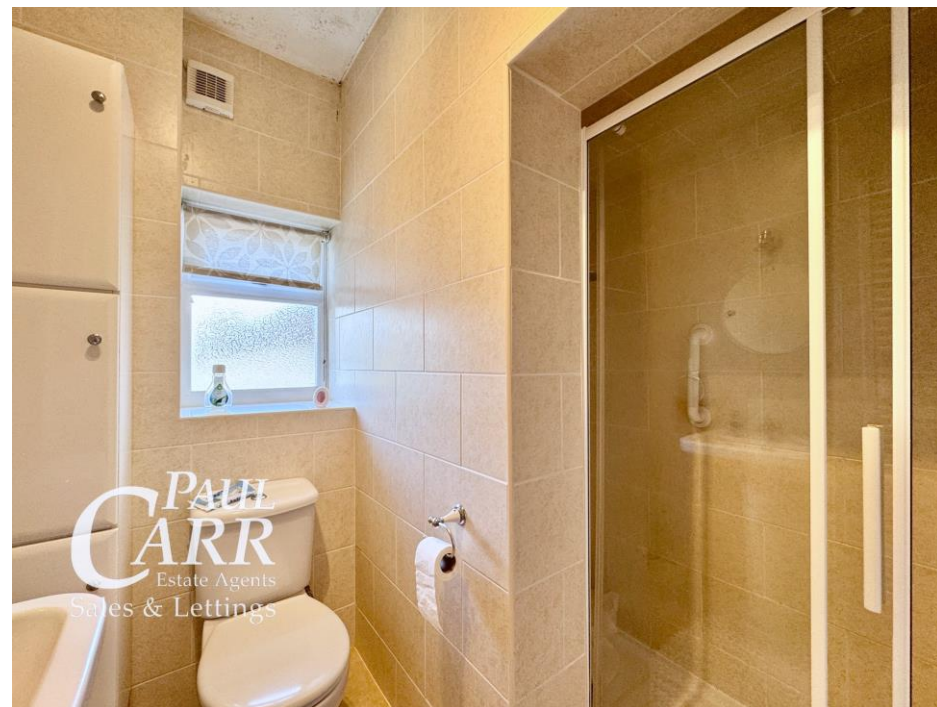
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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 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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