



**PAUL
CARR**
Estate Agents
Sales & Lettings

Russell Bank Road, Four Oaks,
Sutton Coldfield, B74 4RQ

£400,000

Spacious Three-Bedroom Home with Large Garden and Excellent Potential Offered to the market with no onward chain, this well-proportioned three-bedroom home presents an exciting opportunity to modernise and extend (subject to planning) to create a fantastic family home.

Conveniently located and full of potential, this is an ideal purchase for buyers looking to put their own stamp on a property and create a home tailored to their needs. The accommodation comprises a generous living/dining room, a kitchen, three double bedrooms, a family bathroom, and a separate WC.

Additional benefits include a garage providing useful storage or parking.

Outside, the property boasts a beautifully sized rear garden, offering ample space for outdoor entertaining, family activities, or future extension possibilities.

Ideally located within the catchment area for highly regarded schools and within walking distance of amenities on Walsall Road, the property also benefits from easy access to Mulberry Walk, which offers a community centre, healthcare services, shops, and hairdressers. Nearby are Marks & Spencer Foodhall, Lidl and Sainsbury's, along with a great selection of bars, cafés and restaurants.

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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Hall

Living Room 4.85m (15'11") x 3.30m (10'10")

Dining Room 3.30m (10'10") x 2.84m (9'4")

Kitchen 2.87m (9'5") x 2.84m (9'4")

Garage

Landing 3.13m (10'3") x 2.87m (9'5")

Bedroom 1 4.32m (14'2") x 3.30m (10'10")

Bedroom 2 4.09m (13'5") x 2.79m (9'2")

Bedroom 3 3.33m (10'11") x 2.84m (9'4")

Bathroom 1.98m (6'6") x 1.68m (5'6")

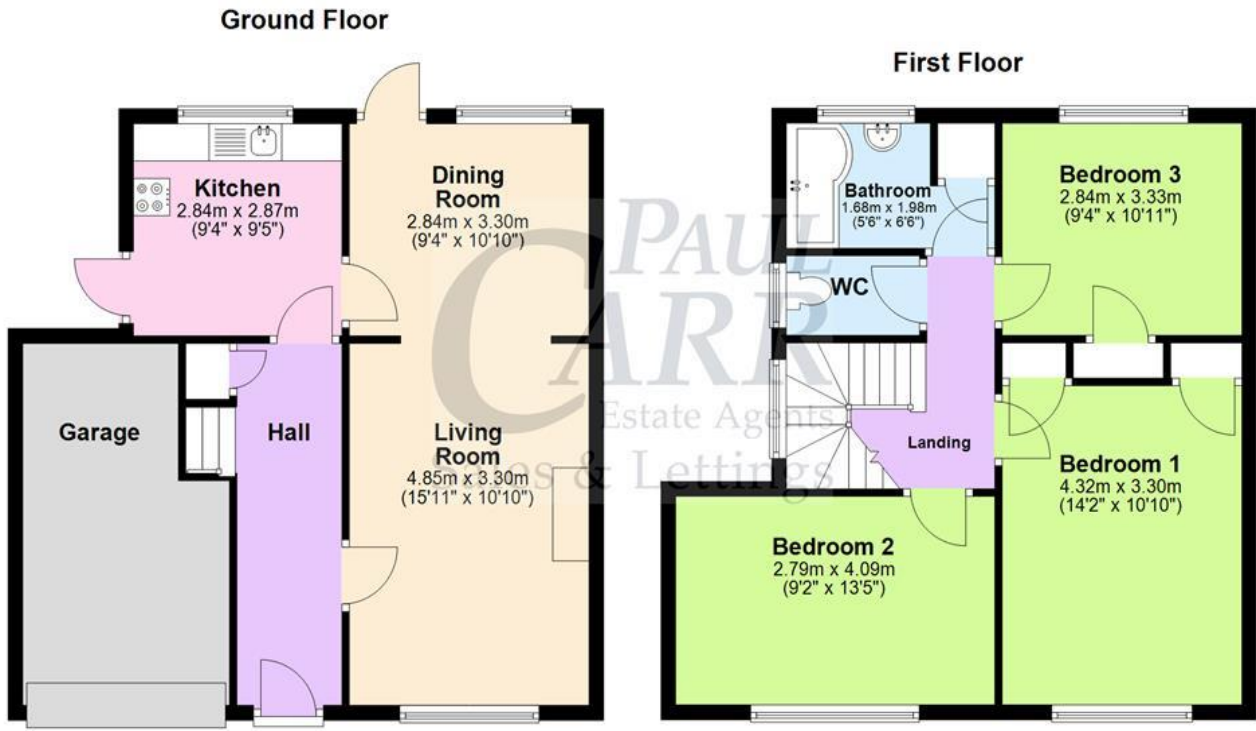
WC 1.83m (6') x 1.07m (3'6")





Floor Plan

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

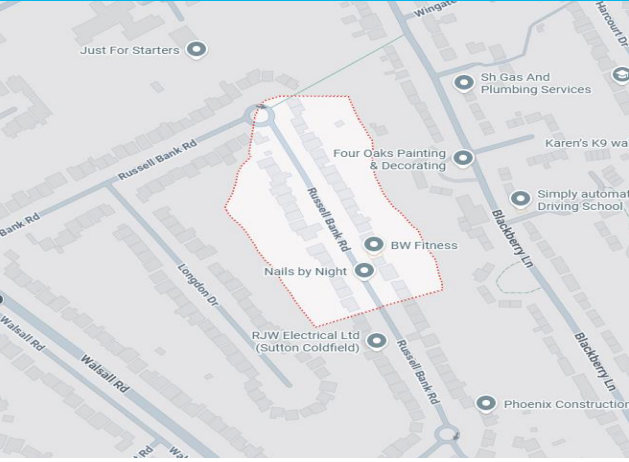


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	48 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:

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.