



**PAUL
CARR**
Estate Agents

Sara Close, Four Oaks,
Sutton Coldfield, B74 4BW

Offers in excess of £450,000

Light-Filled Detached Bungalow with No Upward Chain - an ideal downsize, family home, or investment. This attractive and well-maintained detached bungalow is offered with no upward chain, making it an ideal choice for those looking to move quickly and smoothly. Thoughtfully laid out, the property boasts a bright and airy interior, with natural light pouring in throughout the day.

At the heart of the home is a spacious open-plan living, dining, and kitchen area, designed for both comfort and functionality—perfect for everyday living and entertaining. The kitchen offers ample workspace and storage, while the open flow creates a warm and welcoming atmosphere. There are three generously sized bedrooms, each offering comfortable accommodation, and two modern bathrooms. One bathroom includes a cleverly integrated utility area, providing practicality without compromising on style.

Outside, the private rear garden is beautifully manicured and features a neat awning, creating a shaded spot for outdoor dining or relaxing. To the front, a large driveway provides plenty of off-road parking.

Sara Close is just a short walk away from sought schools. Butlers Lane Train Station is a fantastic asset to have on your doorstep with direct links into Birmingham & Lichfield City centres. There is a great variety of nearby shops and amenities at Mulberry Walk in Mere Green, including a superb range of bars, bistros, restaurants and supermarkets.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D 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

Porch

Hall

Open Plan Living Room, Dining Room, Kitchen
21' 8"max x 22' 2"max (6.60m x 6.75m)

Bedroom 1

12' 6" x 10' 2" (3.81m x 3.10m)

Bedroom 2

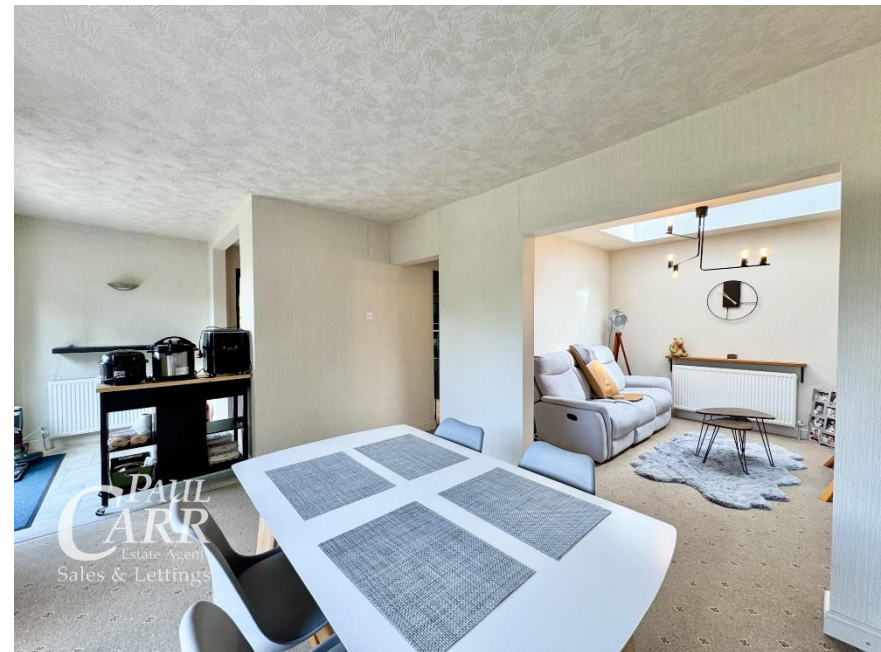
21' 7" x 7' 8" (6.57m x 2.34m)

Bedroom 3

12' 11" x 7' 7" (3.93m x 2.31m)

Bathroom
(with utility)

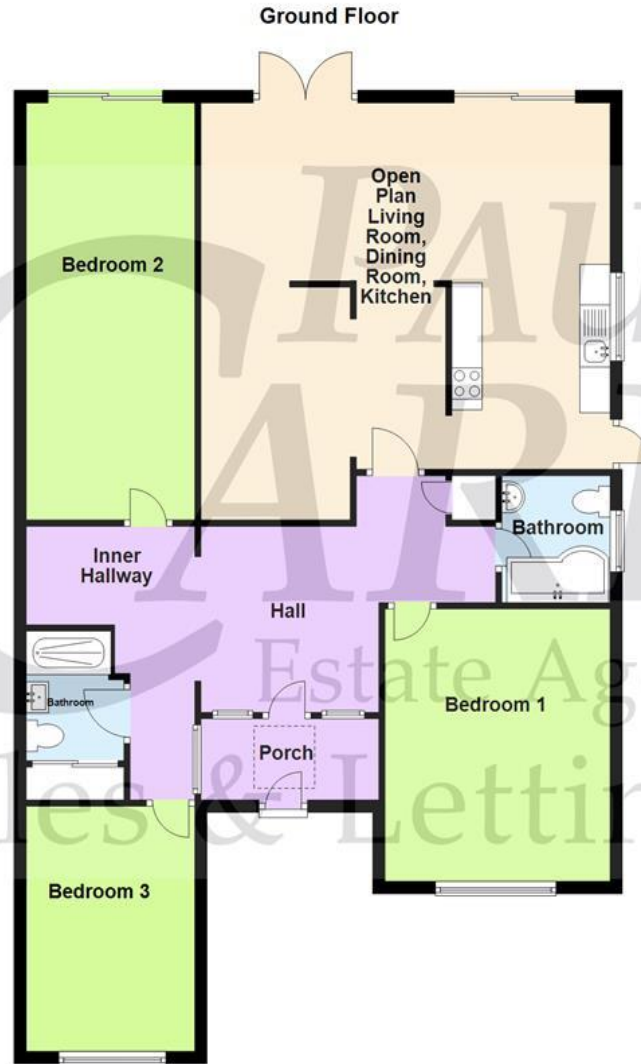
Bathroom





Floor Plan

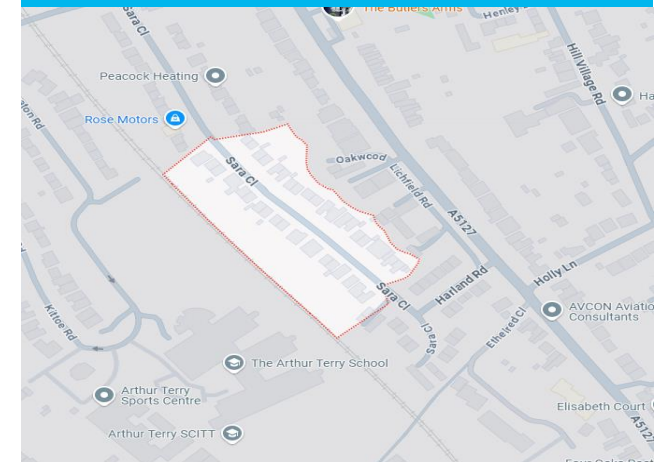
This floor plan is not drawn to scale and is for illustration purposes only

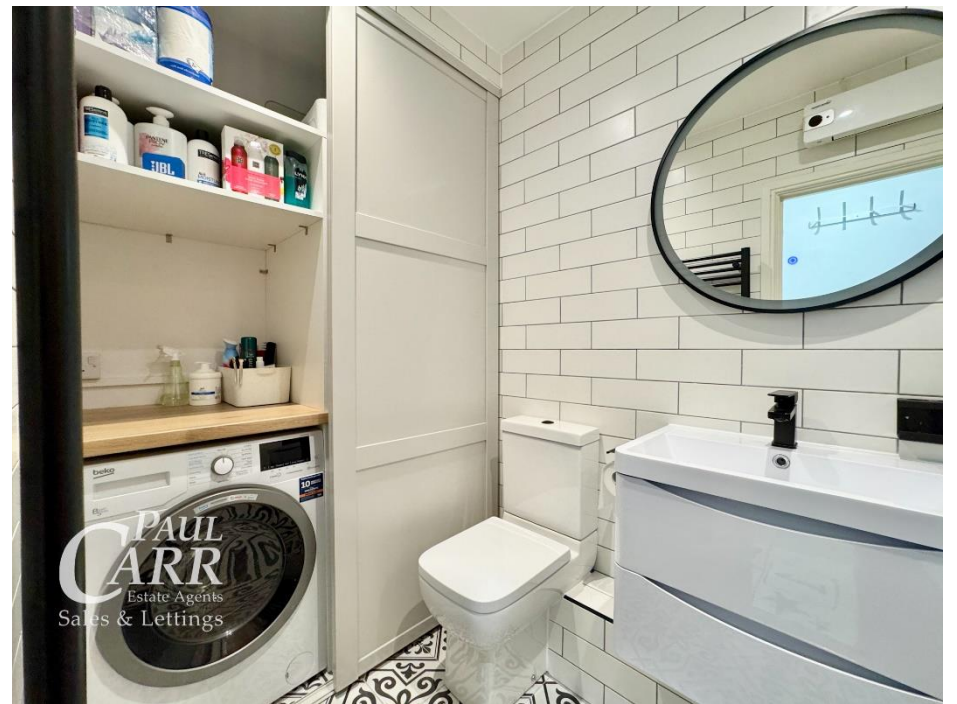


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location







**PAUL
CARR**
Estate Agents
Sales & Lettings

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: