



Edwards Road, Four Oaks,
Sutton Coldfield, B75 5NG

£375,000

Although the property would benefit from some modernisation, it has been carefully maintained and very well looked after, giving the next owner an excellent starting point from which to update the home to their own style as it has excellent potential for modernisation and future extension (STP) to provide an opportunity to create a larger contemporary kitchen/family area or further increase the overall living space.

The ground floor features a spacious through living and dining room, creating an excellent area for both everyday family life and entertaining. There is also a well-fitted kitchen, with an inner lobby leading to a separate family room, guest WC and garage, providing a practical and flexible arrangement of living spaces.

Upstairs, the property offers three well-proportioned bedrooms together with the family bathroom, making it ideally suited to family occupation.

Outside, a particular highlight is the generous south-facing rear garden, providing an attractive outdoor space with plenty of opportunity for landscaping, entertaining and family use.

Approached from Darnel Hurst Road via Worcester Lane, the property enjoys a convenient and established residential location - Close to local amenities and served by local schools which cater for all age groups. There are regular public transport services with Four Oaks railway station only a few minutes drive away providing regular commuter links to Birmingham and Lichfield city centres.

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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Living/Dining Room 7.04m (23'1") x 3.43m (11'3")

Kitchen 2.49m (8'2") x 2.06m (6'9")

Snug 3.18m (10'5") x 2.57m (8'5")

Inner Lobby

WC 1.95m (6'5") x 0.94m (3'1")

Garage 4.88m (16') x 2.18m (7'2")

Landing

Bedroom 1 3.45m (11'4") x 3.40m (11'2")

Bedroom 2 3.53m (11'7") x 2.87m (9'5")

Bedroom 3 2.49m (8'2") x 1.83m (6')

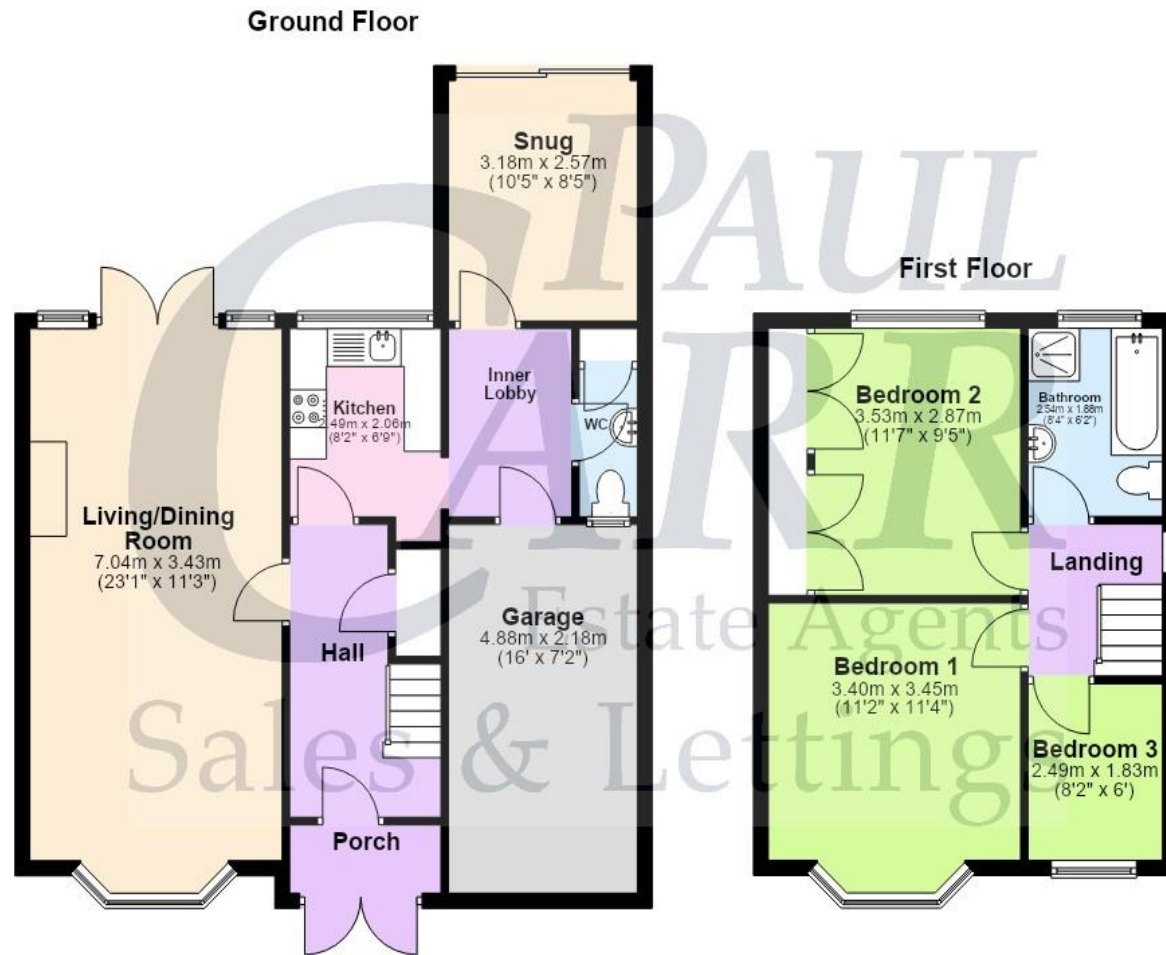
Bathroom 2.54m (8'4") x 1.88m (6'2")





Floor Plan

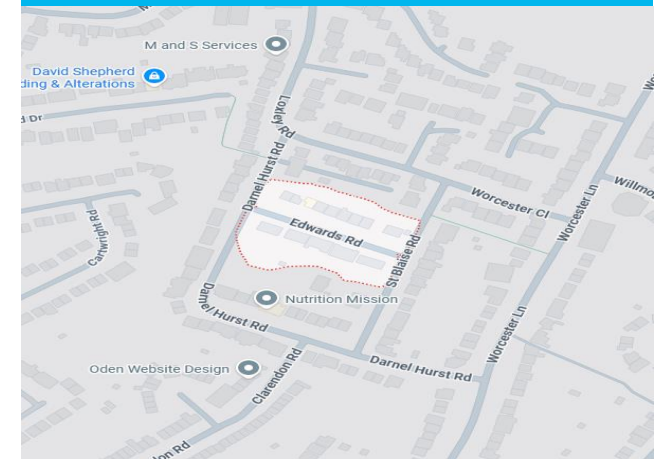
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

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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