



Gibbons Road, Four Oaks
Sutton Coldfield, B75 5ER

Offers Over £250,000

Four Oaks

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This three-bedroom mid-terrace property presents an excellent opportunity for buyers looking to put their own stamp on a home.

The ground floor comprises a living room to the front and a separate dining room to the rear, overlooking the garden and offering a pleasant space for entertaining. There is also a kitchen with a useful pantry, providing additional storage.

To the first floor, the property offers three bedrooms and a family bathroom. Externally, there is a rear garden along with the added benefit of side access. With scope for improvement throughout, this property is ideal for investors or buyers seeking a renovation project.

Situated in an extremely popular and convenient location close to excellent local schools and walking distance from the vibrant Mere Green Centre with a multitude of shops and restaurants this three-bedroom property really must be viewed.





Property Specification

NO UPWARD CHAIN
 Fantastic Location
 Potential to modernise
 Spacious living room to fore
 Separate dining room
 Kitchen with large pantry

Hall

Living Room

3.76m (12'4") x 3.48m (11'5")

Dining Room

2.90m (9'6") x 2.90m (9'6")

Kitchen

3.82m (12'6") x 2.77m (9'1")

Landing

Bedroom 1

3.45m (11'4") x 3.43m (11'3")

Bedroom 2

3.84m (12'7") x 3.02m (9'11")

Bedroom 3

2.68m (8'10") x 2.56m (8'5") max

Bathroom

Agent's Note:

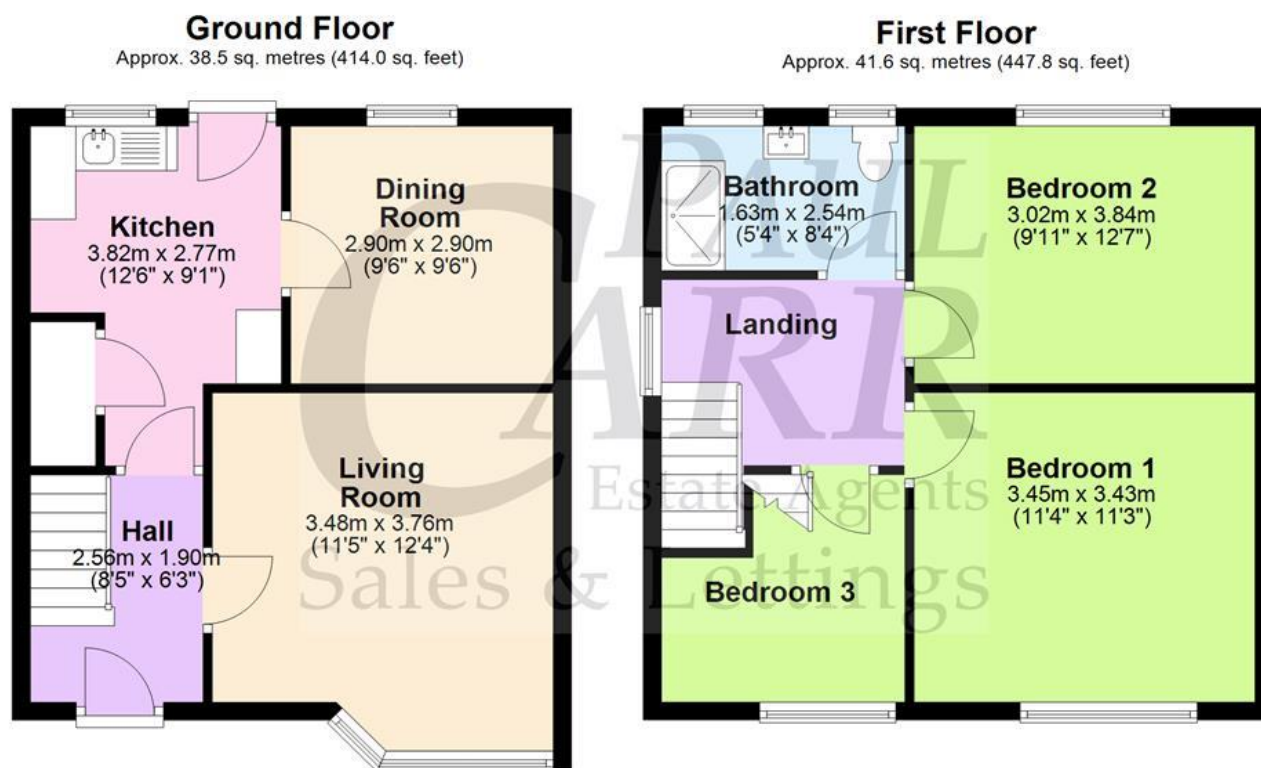
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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers 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.

Floor Plan

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

Energy Efficiency Rating



Total area: approx. 80.1 sq. metres (861.8 sq. feet)

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Plan produced using PlanUp.

Map Location