Paul Carr Estate Agents
Sales & Lettings

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Four Oaks Common Road, Four Oaks
Sutton Coldfield, B74 4NN

Offers Over £270,000

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This substantial terraced cottage style home is ideal for anyone looking to live minutes away from Sutton Park, close to transport links and within great catchment for schools.

The open plan living/dining area not only boasts a floating staircase but is a beautiful versatile space that combines the two areas creating a seamless flow and promoting a sense of openness and connectivity, this space then gives way to the well fitted kitchen and then the modern bathroom at the end of the home.

To the first floor are two good size bedrooms, both with large windows allowing in a wealth of natural light.

Outside the South East facing garden enjoys a sunny aspect all day, along with a unique and desirable seating area to enjoy in the summer months. There is a workshop at the end of the garden.

Four Oaks Common Road is a truly fantastic location for access to local schools with desirable Arthur Terry Academy within just a short walk alongside two highly regarded Primary schools, also accessible on foot. The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.

Property Specification

Mid Terraced home
2 DOUBLE bedrooms
Through living/dining room
Kitchen
Modern bathroom

Porch

Living/Dining Room 7.80m (25'7") x 3.10m (10'2")

Kitchen 3.89m (12'9") x 1.78m (5'10")

Inner Hallway

Bathroom

Landing

Bedroom 1 5.18m (17') x 2.06m (6'9")

Bedroom 2 3.10m (10'2") x 2.54m (8'4")

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:

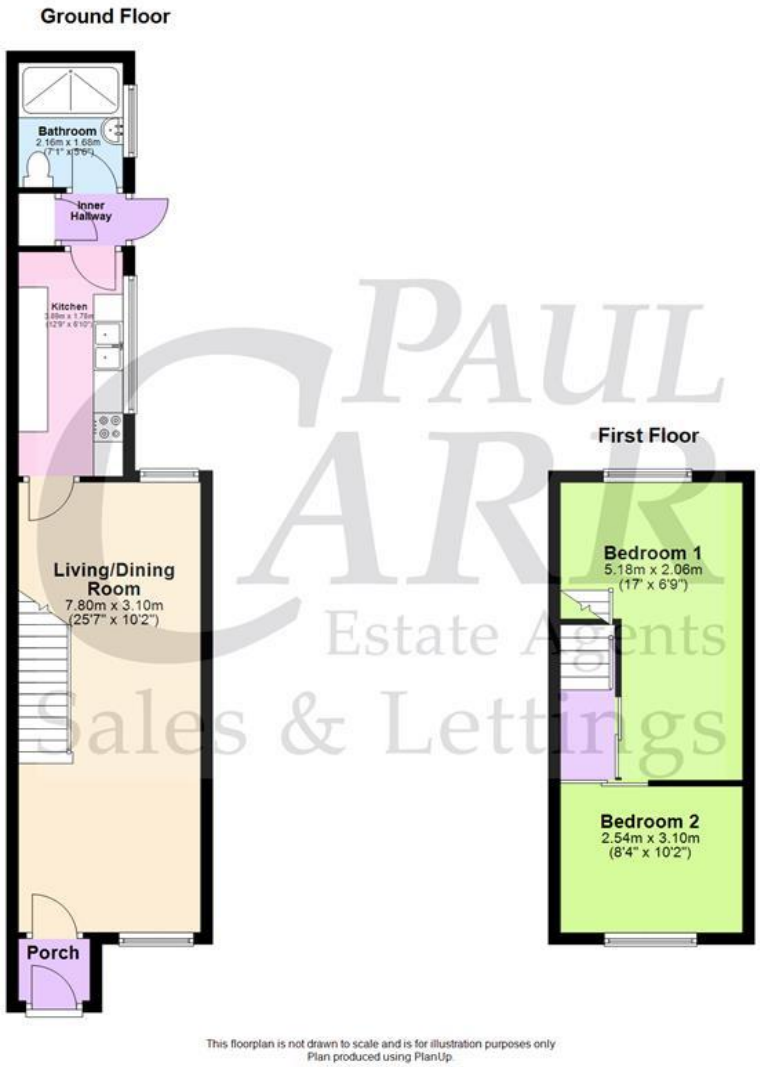
Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract.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

Viewer's Note:

Services connected: Gas, water, electric and drainage
Council tax band: C
Tenure: Freehold

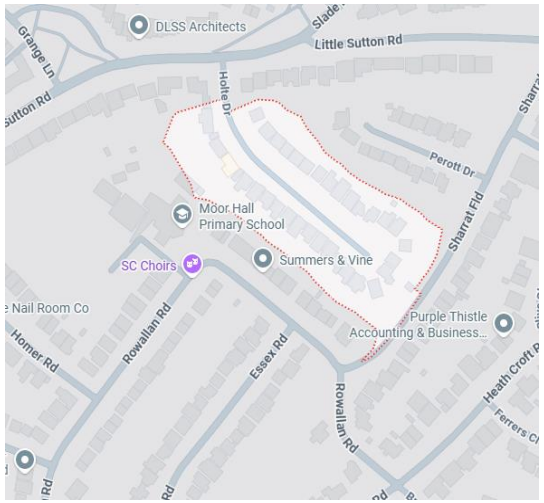
Floor Plan

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



Energy Efficiency Rating

Map Location



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