



Blackberry Lane, Four Oaks,  
Sutton Coldfield, B74 4JE

**Offers Over £375,000**

A well-presented detached home, benefitting from solar panels, offers thoughtfully arranged accommodation throughout.

To the front of the property is a fitted kitchen, complemented by a driveway and garage providing convenient off-street parking.

To the rear, a living/dining room enjoys views of the garden and provides access via double patio doors and flows seamlessly into a bright conservatory, creating an ideal space for both relaxing and entertaining. The WC and storage cupboard complete the ground floor.

The property offers three bedrooms, including a principal bedroom with an ensuite . Bedrooms two and three are positioned to the rear, alongside a well-appointed family bathroom. There is a side passageway providing access to the rear of the house.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools, also within easy reach of Mere Green, with plenty of shops, bars and cafes and Sutton Coldfield town centre. Local train links are within walking distance and offer direct routes into 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



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**Hallway**

**Living Room**  
4.88m (16') x 3.78m (12'5") max

**Conservatory**

**Kitchen**  
3.68m (12'1") x 2.29m (7'6")

**WC**

**Garage**

**Landing**

**Bedroom 1**  
4.88m (16') x 2.92m (9'7") max

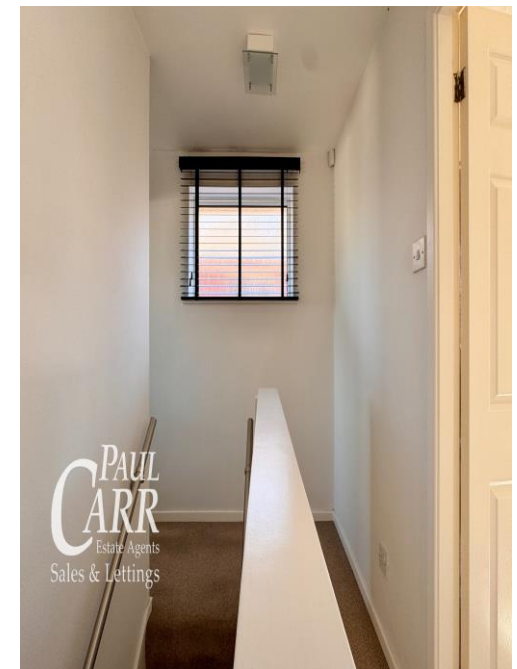
**En-suite**

**Bedroom 2**  
2.95m (9'8") x 2.57m (8'5")

**Bedroom 3**  
2.87m (9'5") x 2.18m (7'2")

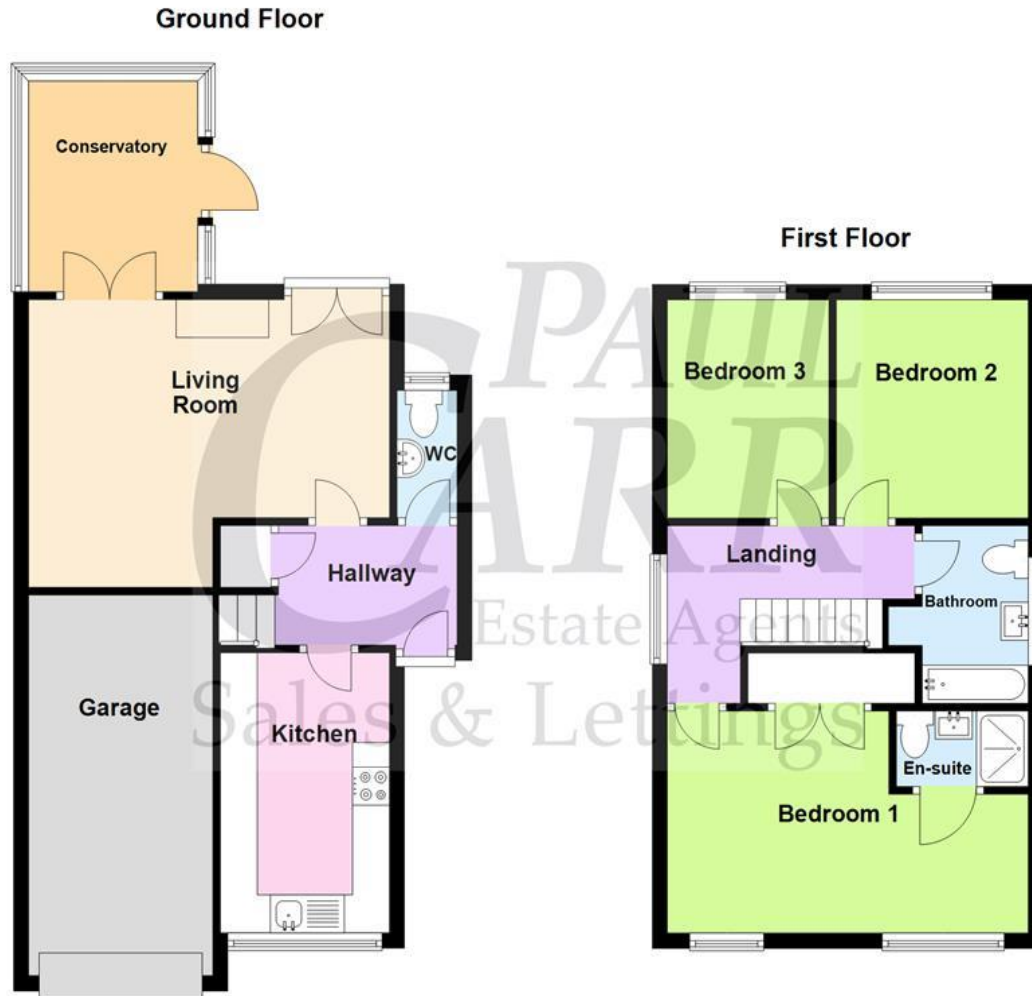
**Bathroom**





# Floor Plan

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

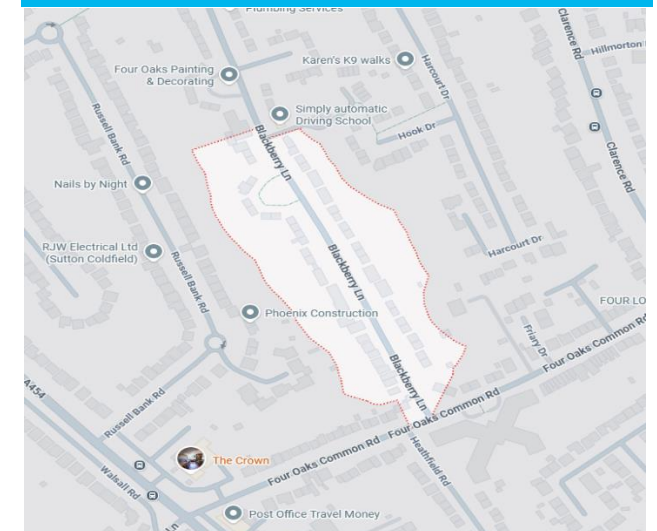


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location







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**Agent's Note:**

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