



**PAUL
CARR**
Estate Agents
Sales & Lettings

Clarendon Road, Four Oaks,
Sutton Coldfield, B75 5LA

Offers Over £270,000

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Mid-terrace home, within a cul de sac, offered with no chain, making it a great choice for anyone wanting a smooth and hassle-free move.

The property has a spacious through lounge and dining room, giving plenty of room for both relaxing and entertaining. The kitchen sits to the rear of the home and overlooks the conservatory, which provides extra living space and could be used as a second sitting area, playroom, or dining space. From the conservatory, here there is access out to the rear garden as well as useful side access.

Upstairs, the property offers three bedrooms along with a family bathroom, making it well suited to first-time buyers, growing families, or investors. With good living space throughout and the added benefit of no onward chain, this is a home with plenty of potential.

Approached from Grange Lane, the property is situated within easy walking distance of highly regarded Primary schools and further complimented by local amenities including shops on Little Sutton Lane. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham.





Property Specification

Porch

Hall

Living/Dining Room 6.81m (22'4") x 3.61m (11'10")

Kitchen 3.00m (9'10") x 2.62m (8'7")

Conservatory

Landing

Bedroom 1 3.35m (11') x 2.82m (9'3")

Bedroom 2 3.33m (10'11") x 2.77m (9'1")

Bedroom 3 2.82m (9'3") x 0.93m (3')

Bathroom

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.

Floor Plan

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



Total area: approx. 99.3 sq. metres (1069.3 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

