



Grange Lane, Four Oaks,
Sutton Coldfield, B75 5LD

Offers Over £325,000

This charming home offers generous living space throughout, perfect for families or those who enjoy entertaining. Upon entering, you are greeted by a spacious hall with ample of storage.

The living room provides direct access to the rear garden, creating a seamless indoor–outdoor flow. The kitchen and dining area opens up into a light-filled conservatory, ideal for relaxed meals or morning coffee. From here, a veranda leads to a snug room at the rear — a versatile space that could serve as a reading nook, playroom, or home office. A convenient ground-floor WC completes the lower level.

Upstairs, the property offers three generous double bedrooms, all well-proportioned and filled with natural light. The family bathroom features both a bathtub and a separate shower, while an additional WC provides added practicality.

Outside, the rear garden offers ample space for outdoor dining or play and includes a large shed that can be used as a workshop, studio, or storage area.

Grange Lane is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton, Mere Green Primary and Arthur Terry schools all accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links 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



Hall

Living Room

4.39m (14'5") x 3.35m (11')

Kitchen

5.66m (18'7") x 2.82m (9'3")

Conservatory

Verandah

WC

Snug

3.73m (12'3") x 3.07m (10'1")

Landing

Bedroom 1

3.28m (10'9") x 3.15m (10'4")

Bedroom 2

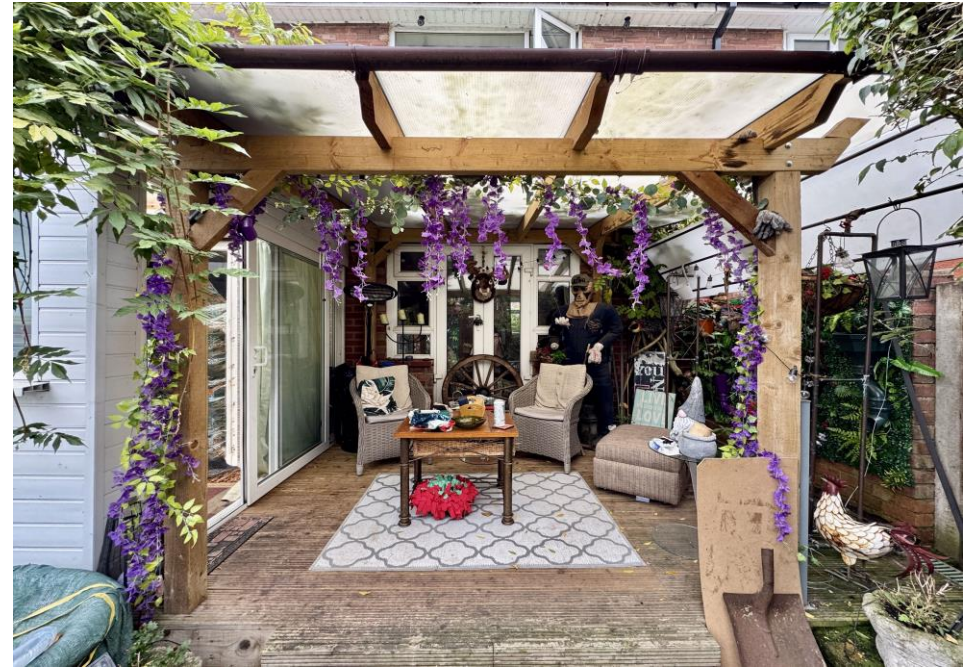
4.37m (14'4") x 2.26m (7'5")

Bedroom 3

3.33m (10'11") x 3.26m (10'8") max

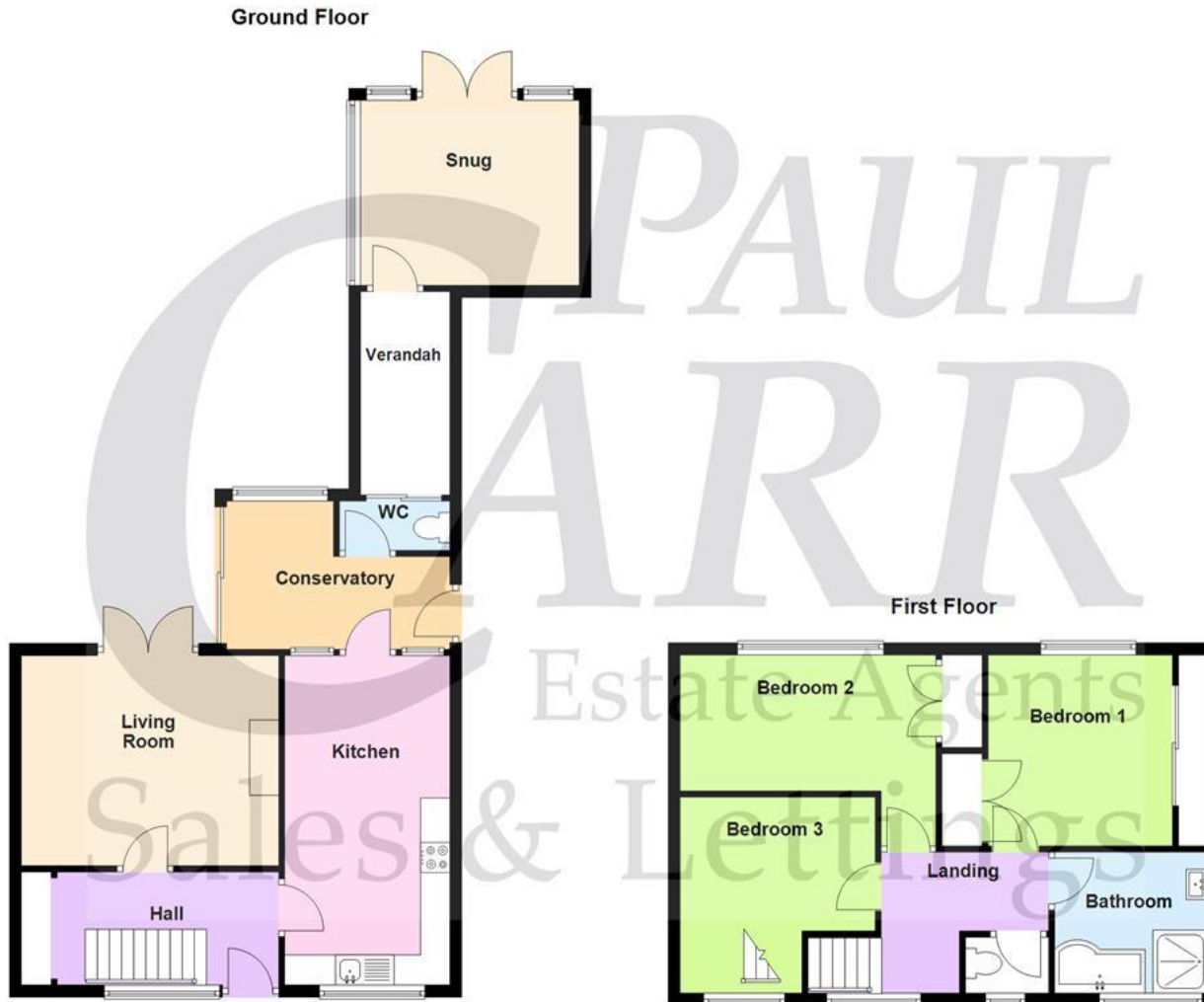
Bathroom





Floor Plan

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

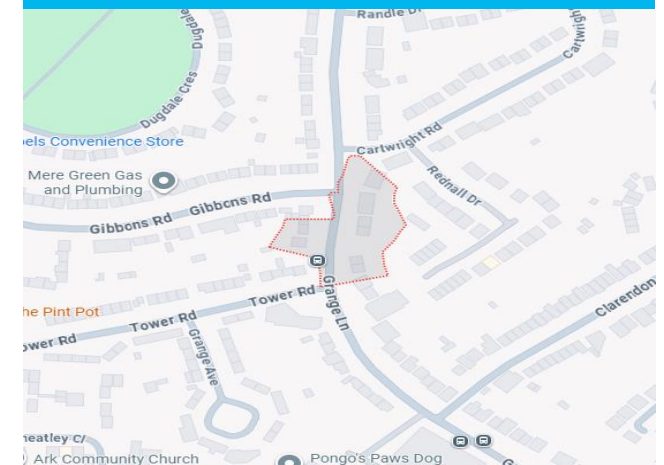


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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