



Dower Road, Four Oaks,
Sutton Coldfield, B75 6TB

Offers Over £425,000

Set within a popular and well-established location, it's the kind of property that offers plenty of room for family life, with warm and welcoming accommodation thoughtfully arranged over three floors.

On entering the property, you are welcomed by a comfortable living room positioned to the fore, providing a cosy space in which to relax and unwind. To the rear is a separate dining room, ideally placed for family meals and entertaining, while the spacious kitchen offers excellent room for cooking and day-to-day living. A useful utility room provides additional practicality, complemented by a convenient downstairs WC.

The first floor is home to three well-proportioned bedrooms together with the family bathroom. Continuing to the second floor, a further bedroom provides a wonderfully flexible space that could make an ideal principal bedroom, guest room, home office or teenager's retreat.

Outside, the property continues to impress. To the rear is a private garden which is not overlooked, offering a peaceful setting for relaxing, entertaining and enjoying the warmer months.

To the fore, a driveway provides off-road parking, with the additional benefit of a garage. For commuters, Four Oaks railway station offers regular and direct services to Birmingham, Lichfield, and Sutton Coldfield, making it an ideal location for those needing easy access to surrounding areas. The property is also well placed for highly regarded schooling, including Arthur Terry Secondary School, and Coppice Primary School.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room 3.71m (12'2") x 3.71m (12'2")

Dining Room 3.23m (10'7") x 2.84m (9'4")

Kitchen 4.88m (16') x 3.74m (12'3")

WC 2.18m (7'2") x 0.84m (2'9")

Utility 2.18m (7'2") x 1.27m (4'2")

Garage 5.23m (17'2") x 2.41m (7'11")

Landing

Bedroom 1 3.46m (11'4") x 3.40m (11'2")

Bedroom 2 3.89m (12'9") x 2.84m (9'4")

Bedroom 4 2.34m(7' 8") x 2.23m(7' 4")

Bathroom 2.34m (7'8") x 1.65m (5'5")

Landing

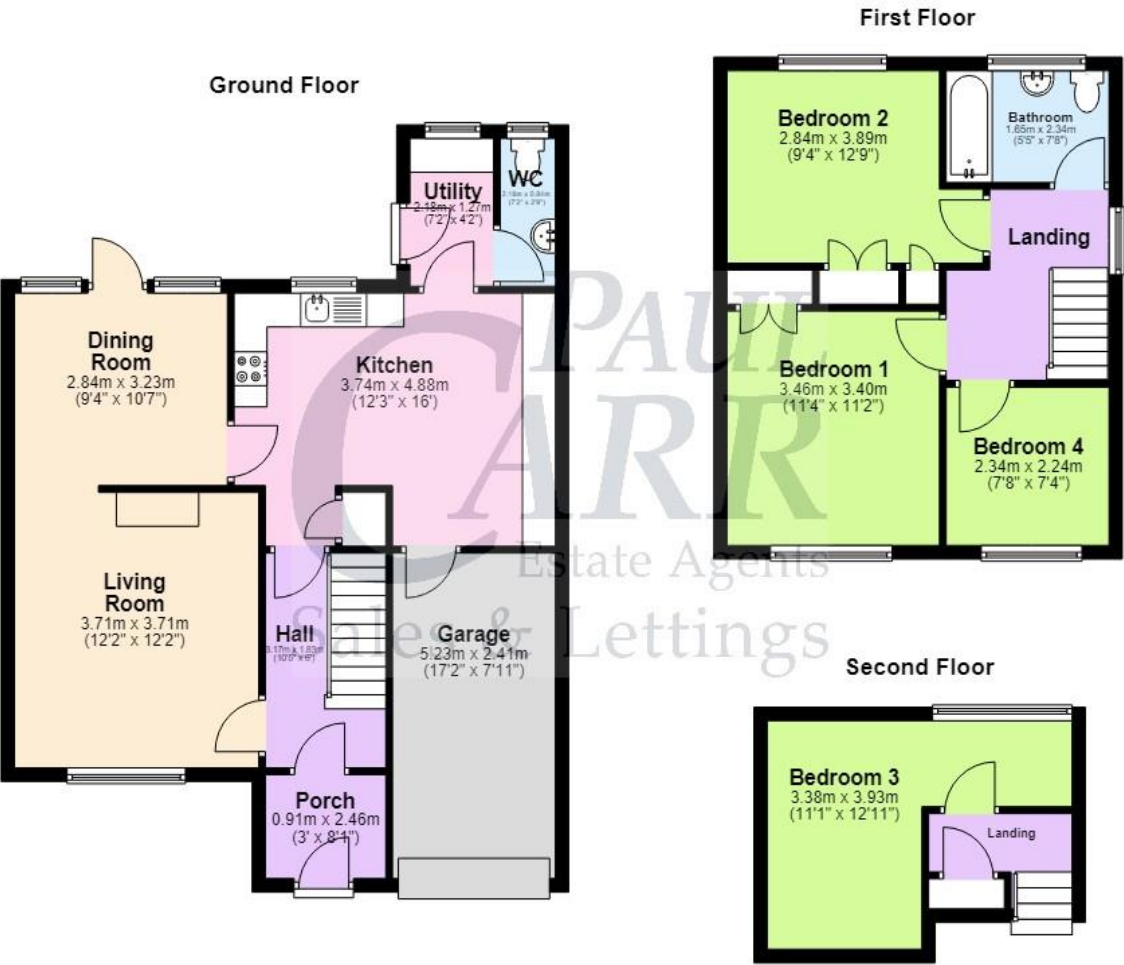
Bedroom 3 3.93m(12' 11") x 3.35m(11' 0")





Floor Plan

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

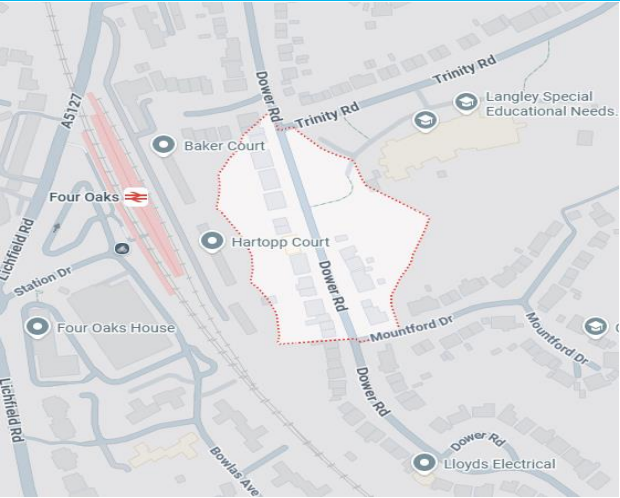


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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:

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