



**PAUL
CARR**
Estate Agents

Russell Bank Road, Four Oaks,
Sutton Coldfield, B74 4RJ

Offers in Excess of £635,000

This attractive detached home, owned by the same family since its construction, offers generous and versatile accommodation throughout.

At the front of the house is a formal dining room, while to the rear a spacious living room opens up as an ideal setting for family life and entertaining. The heart of the property is the large kitchen, complete with a central island, and the ground floor is further enhanced by a convenient WC and an integral garage.

Upstairs, the home provides four well-proportioned double bedrooms. Bedroom one enjoys an ensuite and fitted wardrobes. The second bedroom enjoys a Juliette balcony, with the additional benefit of access to a Jack and Jill bathroom, with a freestanding bathtub and shower, from the landing. A third bedroom overlooks the front elevation, while the fourth also enjoys an ensuite.

The rear garden enjoys a patio to soak up the sun and to the fore drive provides off road parking.

The property is ideally positioned within the catchment area of highly regarded primary and secondary schooling and is within walking distance of the local amenities on Walsall Road. Mulberry Walk offers additional amenities with a community centre, doctors surgeries, dental practices, opticians and hairdressers being within walking distance of each other. There are three highly regarded supermarkets which include Marks and Spencer food hall, Lidl and Sainsbury's and a fantastic range of bars, cafes and restaurants.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Sales & Lettings

Hall

Porch

Living Room 6.30m (20'8") x 3.40m (11'2")

Dining Room 3.73m (12'3") x 3.40m (11'2")

Kitchen 5.59m (18'4") x 4.65m (15'3")

Garage

WC

Landing

Bedroom 1 4.55m (14'11") x 3.40m (11'2")

En-suite

Bedroom 2 4.09m (13'5") x 3.43m (11'3")

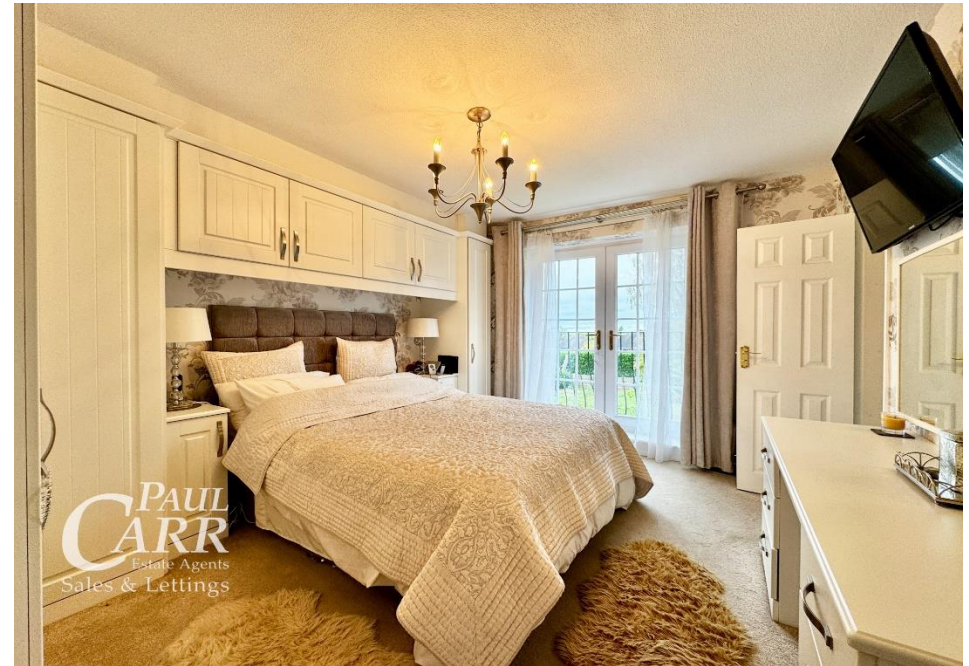
Bedroom 3 4.14m (13'7") x 2.59m (8'6")

Bedroom 4 4.72m (15'6") x 1.85m (6'1")

En-suite

Jack and Jill Bathroom





Floor Plan

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

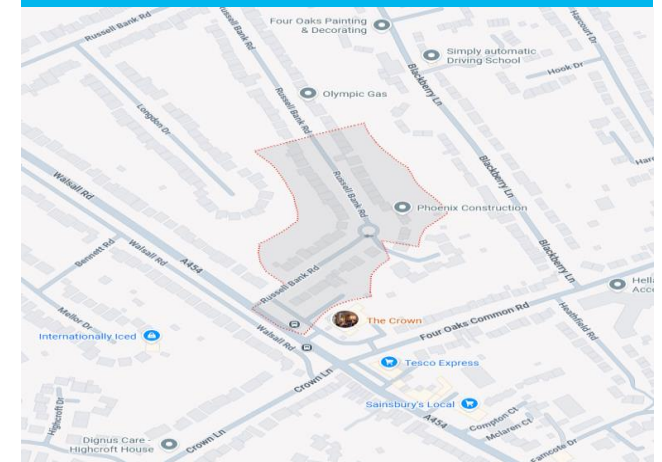


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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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: