



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

£535,000

Welcome to Grange Lane, Four Oaks — where generous family space meets a fresh, modern finish, with plenty of room for everyone to spread out. Better still, there's no onward chain — so your next chapter could start sooner than you think!

This impressive semi-detached home has been substantially enlarged and completely transformed, creating a bright and stylish property that is ready to enjoy from day one. The owners have clearly put thought into every corner, resulting in a home that feels smart, welcoming and wonderfully practical.

Step inside and you'll find a smart entrance porch leading into a welcoming hallway, a useful study for those working-from-home days, and a generous lounge for relaxing at the end of the day. The real showstopper is the spacious kitchen/family area, complete with plenty of room for cooking, catching up over dinner and those all-important family gatherings. There's also a handy utility room to keep everyday life running smoothly.

Upstairs offers four generous bedrooms, Two bedrooms benefit from their own en-suite shower rooms, while a well-presented family bathroom takes care of the rest.

Outside, the rear garden has been designed with easy living in mind. The landscaped layout provides an attractive space for morning coffees, summer evenings and entertaining friends, without turning your weekends into a gardening marathon.

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



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Living Room 3.63m (11'11") max x 3.56m (11'8")

Kitchen/Family Area 9.68m (31'9") max x 5.33m (17'6")

Office 3.58m (11'9") x 1.83m (6')

WC 1.37m (4'6") x 0.74m (2'5")

Utility 5.59m (18'4") x 1.88m (6'2")

Landing

Bedroom 1 3.65m (12') max x 3.05m (10')

En-suite 2.06m (6'9") x 1.85m (6'1")

Bedroom 2 7.26m (23'10") x 1.85m (6'1")

Bedroom 3 3.61m (11'10") x 3.05m (10')

Bathroom 2.51m (8'3") max x 1.91m (6'3")

Landing

Bedroom 4 3.86m (12'8") x 2.67m (8'9")

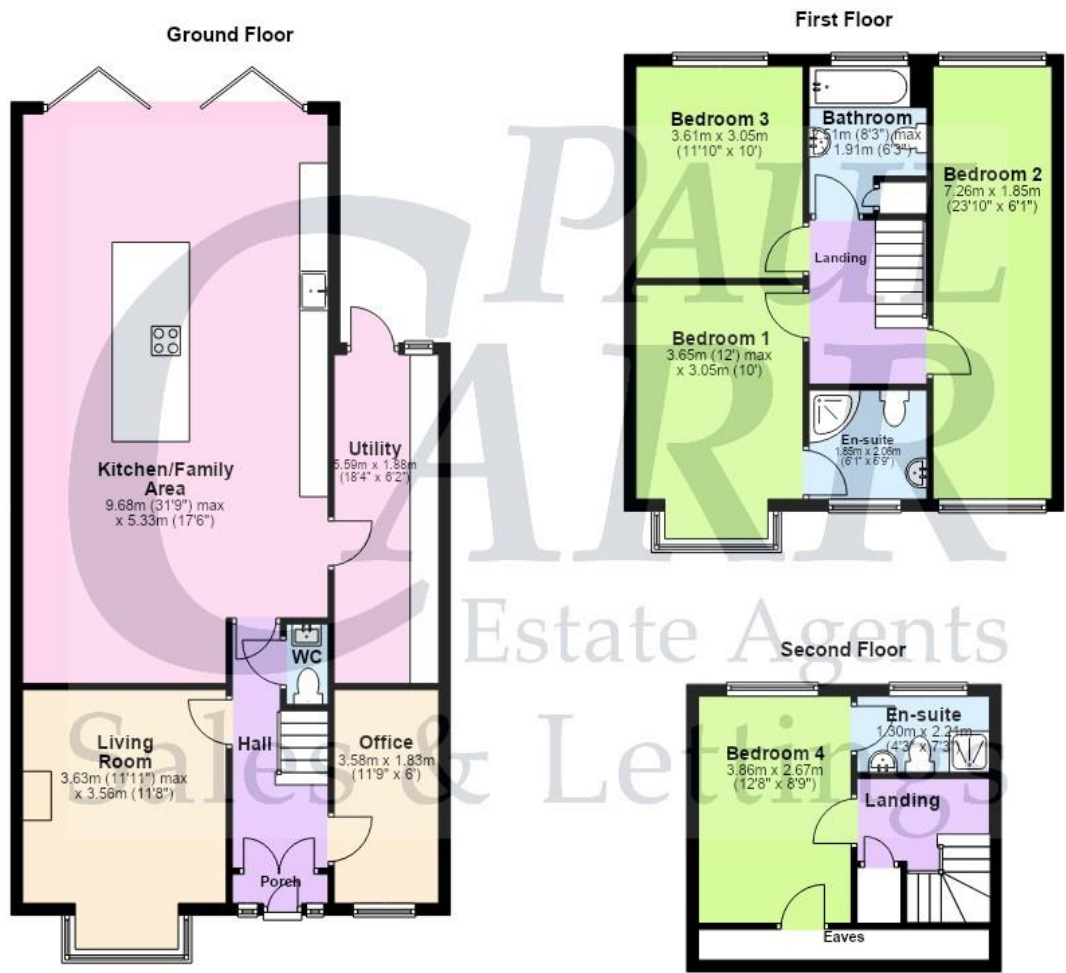
En-suite 2.21m (7'3") x 1.30m (4'3")





Floor Plan

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

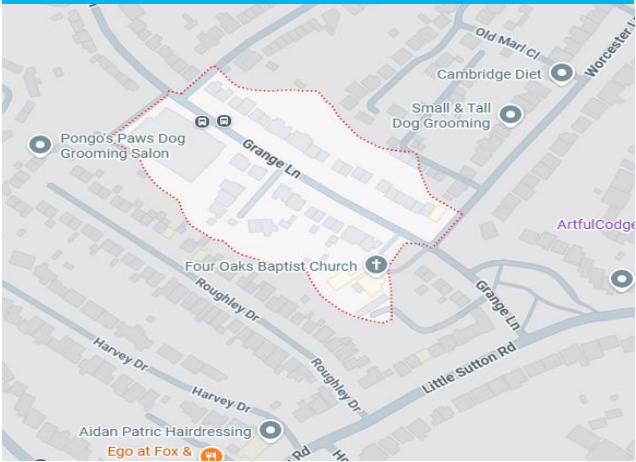


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	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:

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.

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