



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

Offers Over £450,000

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.

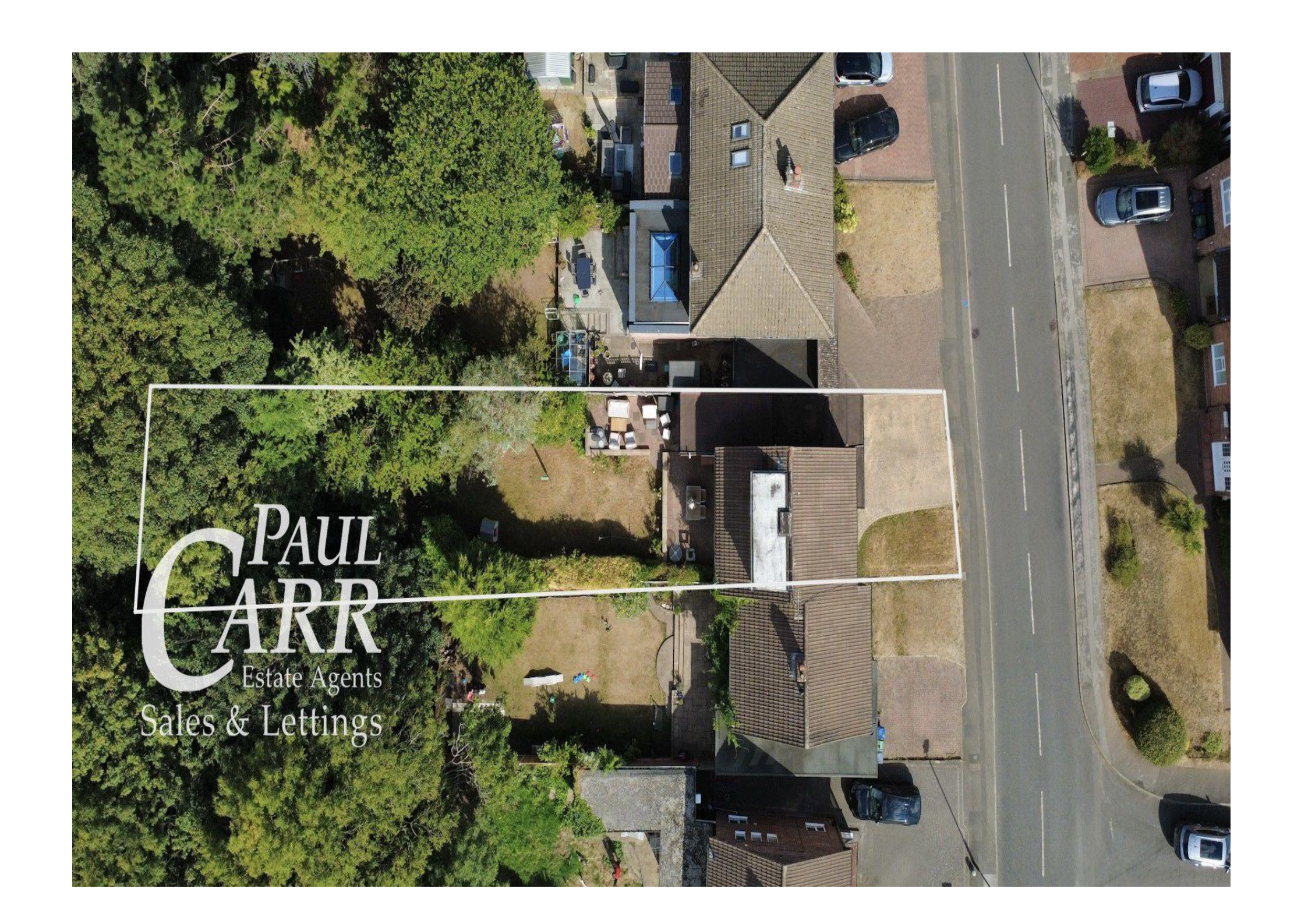
The first floor is home to three well-proportioned bedrooms together with the family bathroom. Continuing to the second floor, a further bedroom provides a wonderfully flexible space that could make an ideal principal bedroom, guest room, home office or teenager's retreat.

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

An aerial photograph of a residential neighborhood. A central row of houses is highlighted with a white rectangular border. The houses have brown tiled roofs and some have swimming pools in their backyards. To the left of the highlighted houses is a large, dense green tree. To the right is a paved road with white lane markings and several parked cars. The text 'PAUL CARR Estate Agents Sales & Lettings' is overlaid on the left side of the image, with 'PAUL CARR' in a large, stylized font and 'Estate Agents Sales & Lettings' in a smaller, simpler font below it.

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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

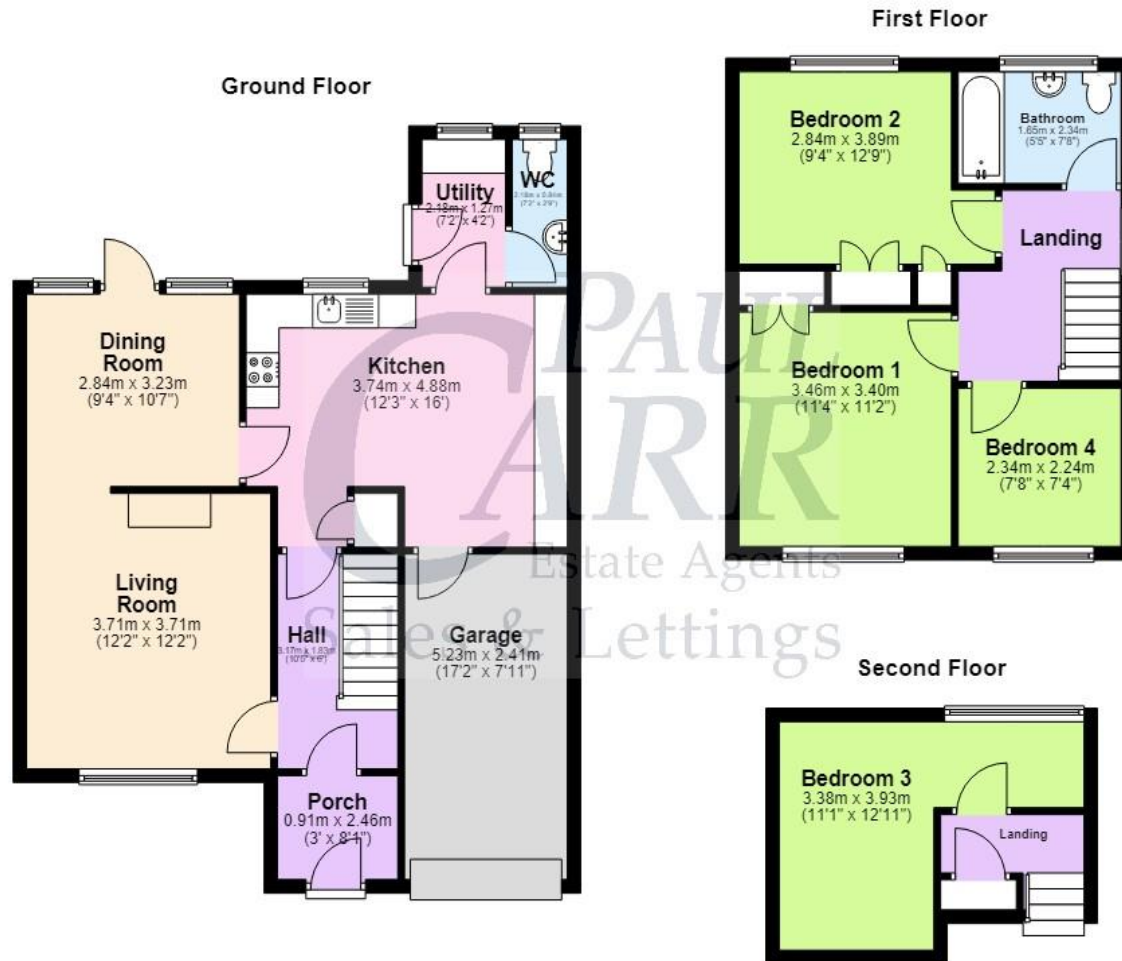
Bedroom 3 3.93m(12' 11") x 3.35m(11' 0")





Floor Plan

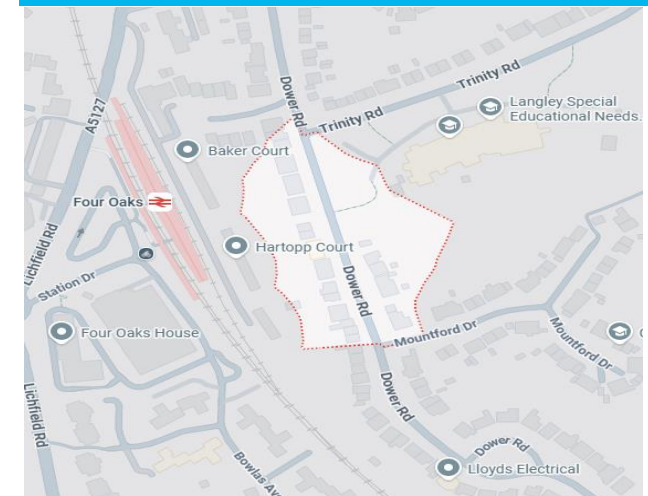
This floor plan is not drawn to scale and is for illustration purposes only



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

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:

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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