



PAUL
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Estate Agents

Trinity Road, Four Oaks,
Sutton Coldfield, B75 6TJ

£400,000

This charming semi-detached home offers a well-designed layout and plenty of potential.

On the ground floor, you'll find a bright living room that opens into a dining area, creating a comfortable and sociable space for everyday living. The kitchen features attractive wooden worktops and a breakfast bar, giving it a warm, contemporary feel, and there is a separate utility room for added convenience. The property also benefits from an integral garage.

Upstairs, there are three bedrooms. Bedroom three includes eaves storage, which could easily be transformed into a walk-in dressing area, and the space also offers exciting potential for further extension (subject to planning).

Outside, the property boasts a beautiful, private garden that is not overlooked, providing a peaceful and enjoyable outdoor retreat. To the fore the drive provides ample off road parking.

Trinity Road is accessed from Dower Road, with all the amenities of Mulberry Walk in Mere Green, just a short walk away and offering a superb range of Supermarkets, shops, bars, restaurants and boutiques. Nearby Four Oaks Train Station also has direct links into Birmingham & 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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Hall

Living Room

4.32m (14'2") x 3.73m (12'3")

Dining Room

3.45m (11'4") x 3.12m (10'3")

Kitchen

3.53m (11'7") x 3.45m (11'4") max

Utility

3.00m (9'10") x 2.72m (8'11")

Garage

Landing

Bedroom 1

4.32m (14'2") x 3.08m (10'1")

Bedroom 2

3.45m (11'4") x 3.00m (9'10")

Bedroom 3

2.96m (9'8") x 2.67m (8'9")

Eaves

Bathroom

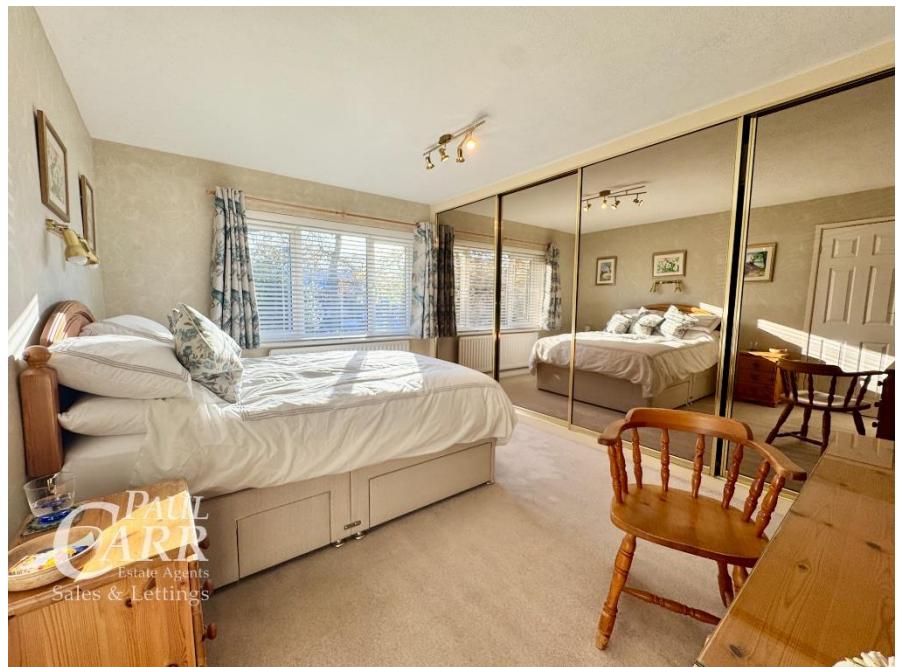




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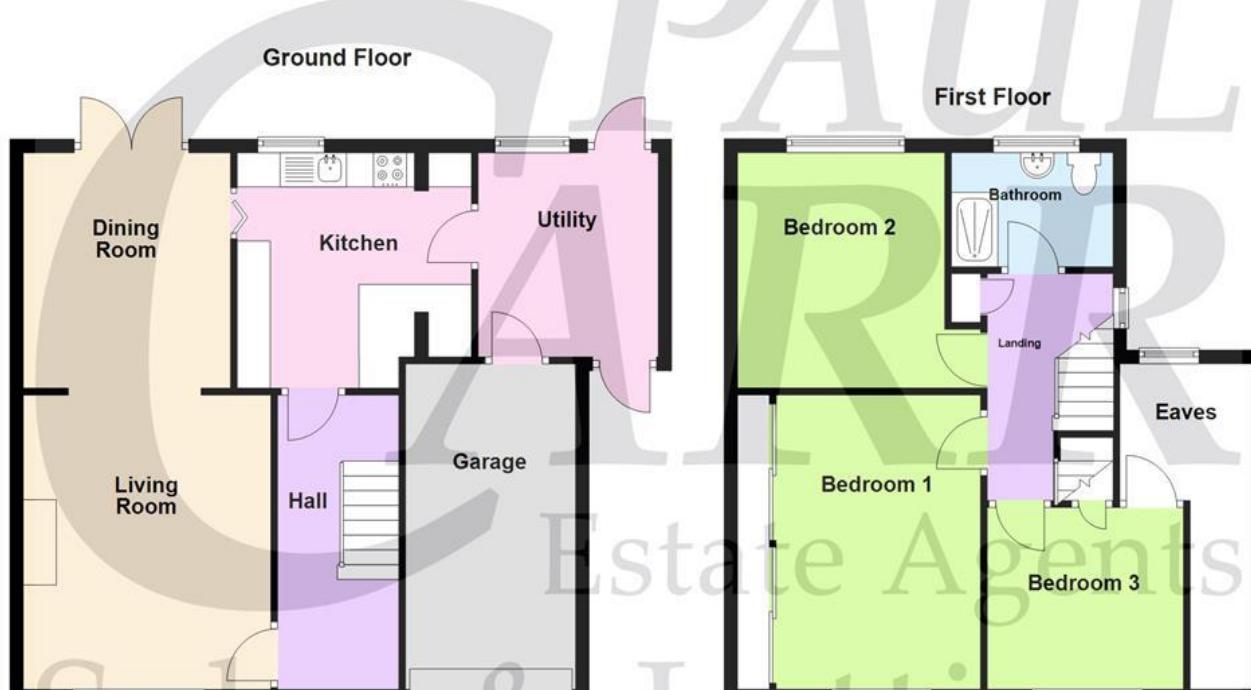


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Floor Plan

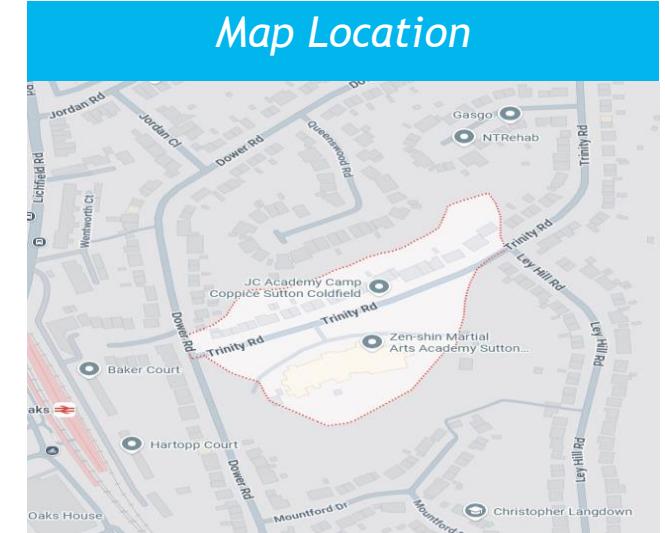
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



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

Map Location

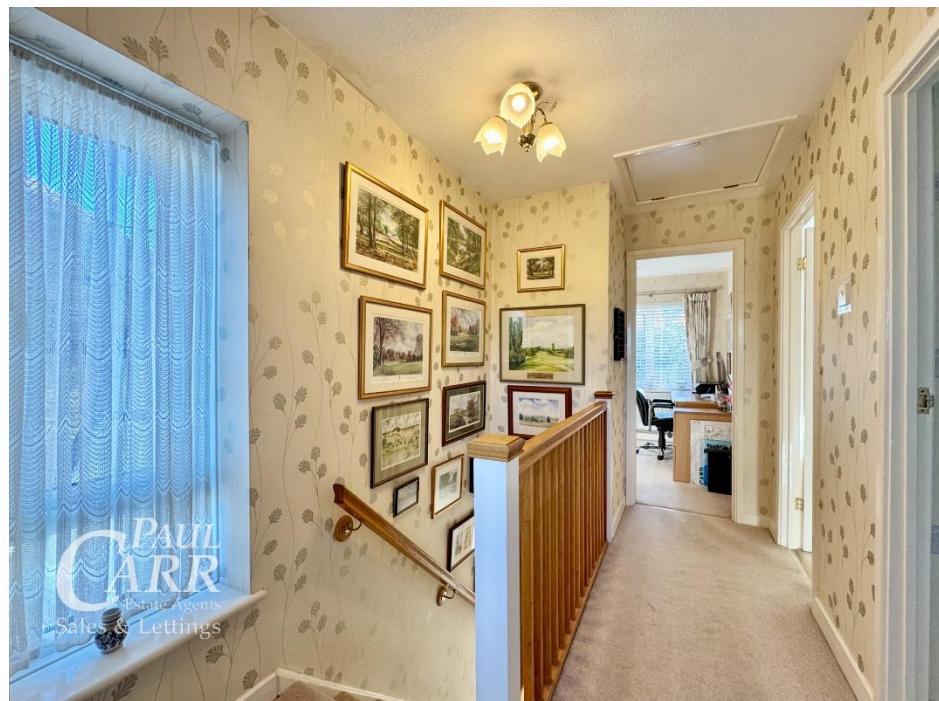




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Agent's Note:

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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