



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Blackberry Lane, Four Oaks,  
Sutton Coldfield, B74 4JH

**Offers Over £350,000**

**NO ONWARD CHAIN – IDEAL FAMILY HOME IN SOUGHT-AFTER LOCATION** Located within a highly regarded school catchment area, this three-bedroom property offers excellent potential for families and first-time buyers alike.

The accommodation comprises a spacious living room, perfect for relaxing and entertaining, alongside a kitchen/dining room providing a great social space for everyday living. A useful lean-to adds further practicality, incorporating a utility area and ground floor WC. To the first floor, there are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a rear garden, ideal for outdoor enjoyment, and a driveway to the front, offering off-road parking.

Early viewing is highly recommended. Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



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**Hall**

**Living Room**

5.05m (16'7") x 3.73m (12'3")

**Kitchen/Dining Room**

6.05m (19'10") x 2.87m (9'5")

**Lean-to**

7.90m (25'11") x 1.50m (4'11")

**WC**

**Landing**

**Bedroom 1**

4.13m (13'7") x 2.00m (6'7")

**Bedroom 2**

3.56m (11'8") x 2.87m (9'5")

**Bedroom 3**

2.90m (9'6") x 2.72m (8'11")

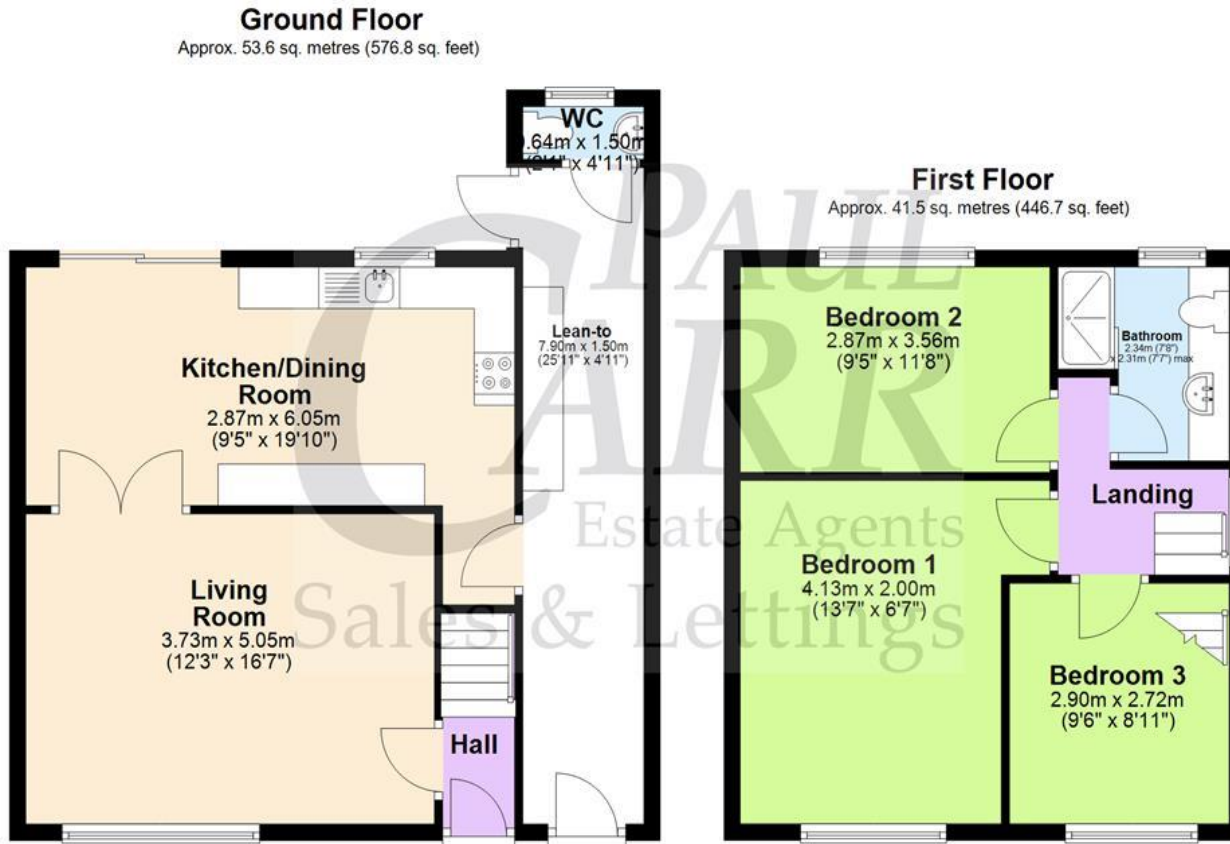
**Bathroom**





# Floor Plan

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



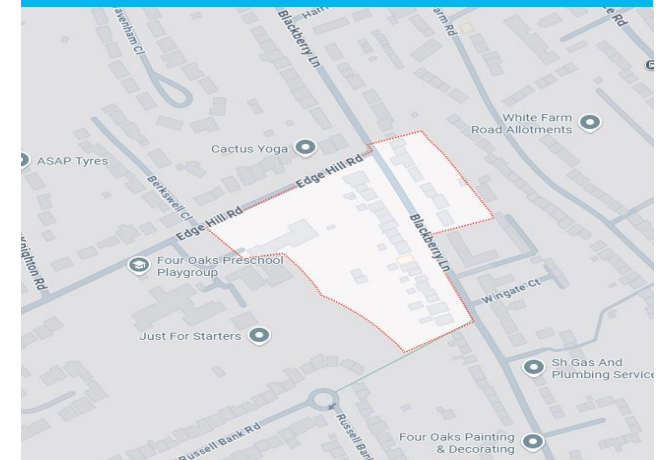
Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	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:

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