



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

Offers Over £400,000

This home presents a great opportunity, especially for those looking to create their ideal home. One of its standout features is the tranquil rear garden, perfect for those who enjoy outdoor living or gardening. While the house enjoys spacious rooms, it holds immense potential for renovation and personalization if desired (subject to planning).

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 under the stairs storage cupboard and 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



**PAUL
CARR**
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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





Floor Plan

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

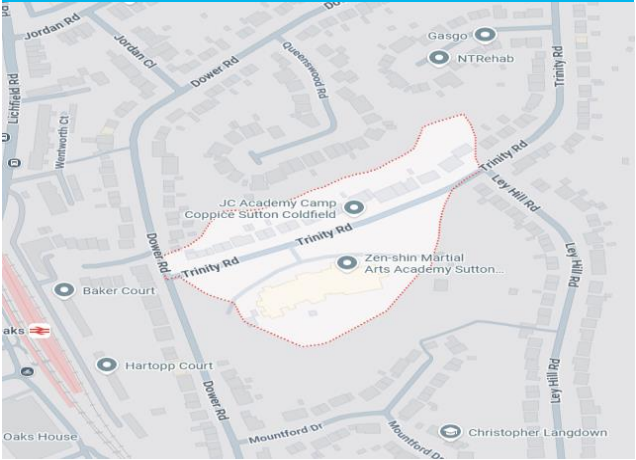


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

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