Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk

Aylesford Drive, Four Oaks,
Sutton Coldfield, B74 4LS

Offers Over £375,000

Offered for sale in this peaceful cul-de-sac, adjoining Four Oaks Cricket Club, this extended semi-detached is ideally situated for access to highly regarded schools for all age groups, the shops along Clarence Road and the nearby local nature reserve.

The deceptively spacious accommodation begins with a welcoming reception hall leading into a beautifully presented living room and a bright kitchen with views over the garden. The dining/family area enjoys a large lantern sky light window and provides access to the rear garden.

To the first floor are three well-proportioned bedrooms and a modern family bathroom. To the second floor is a loft room, to be used as desired.

Externally, the private rear garden features a patio with lawn beyond, providing an attractive space for outdoor dining and entertaining. To the front, a driveway leads to the garage situated to the side of the property.

Aylesford Drive is positioned within this highly sought-after location, offering excellent access to a range of well-regarded primary and secondary schools, local amenities and convenient public transport links.

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
4.67m (15'4") x 3.78m (12'5") max

Dining Room
6.76m (22'2") x 2.00m (6'7")

Kitchen
4.78m (15'8") x 2.24m (7'4")

Storage Garage

Bedroom 1
3.73m (12'3") x 2.72m (8'11")

Bedroom 2

3.25m (10'8") x 2.72m (8'11")

Bedroom 3 2.01m (6'7") x 1.85m (6'1")

Bathroom
2.00m (6'7") x 1.88m (6'2") max

Loft Room
3.56m (11'8") x 2.92m (9'7")

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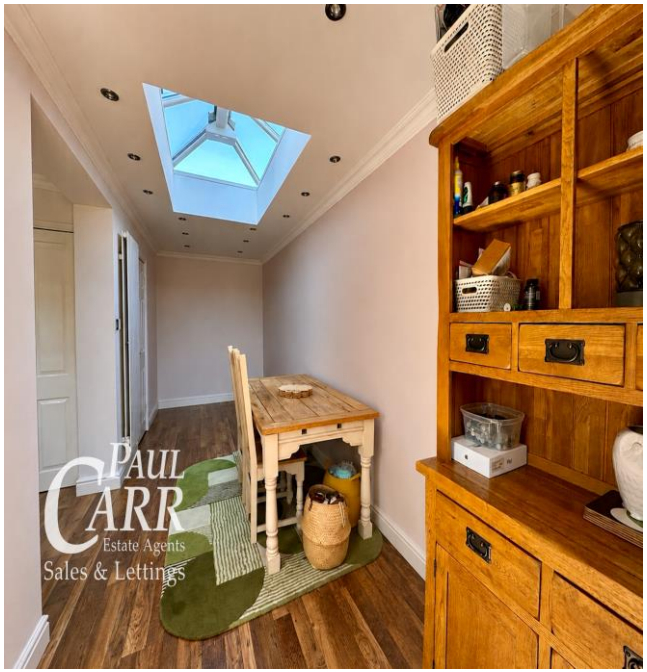
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Floor Plan

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

Total area: approx. 104.5 sq. metres (1124.7 sq. feet)

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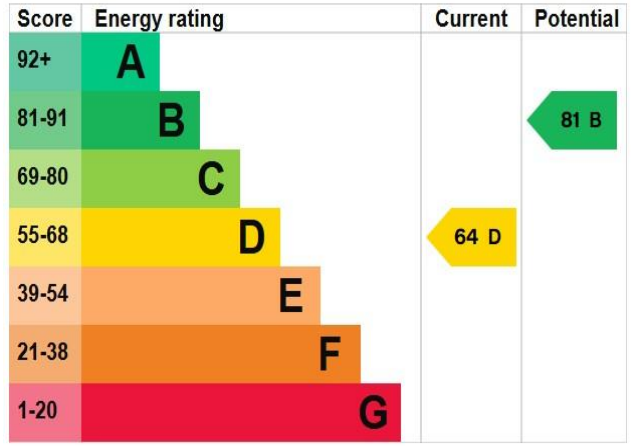
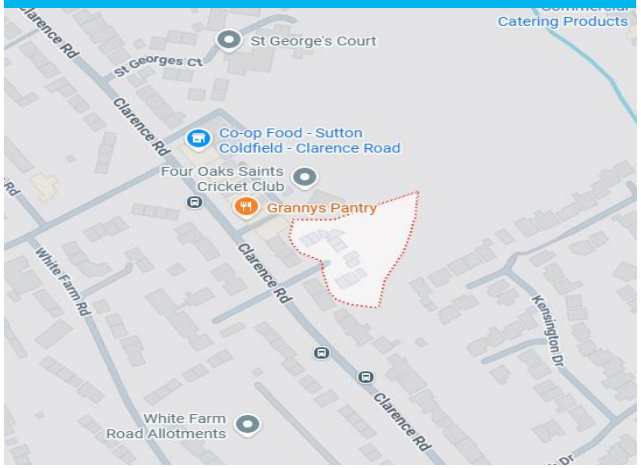
Plan produced using PlanUp.

Energy Performance Rating



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.