



Russell Bank Road, Four Oaks,  
Sutton Coldfield, B74 4RJ

Offers in Excess of £635,000

This attractive detached home, owned by the same family since its construction, offers generous and versatile accommodation throughout.

At the front of the house is a formal dining room, while to the rear a spacious living room opens up as an ideal setting for family life and entertaining. The heart of the property is the large kitchen, complete with a central island, and the ground floor is further enhanced by a convenient WC and an integral garage.

Upstairs, the home provides four well-proportioned double bedrooms. Bedroom one enjoys an ensuite and fitted wardrobes. The second bedroom enjoys a Juliette balcony, with the additional benefit of access to a Jack and Jill bathroom, with a freestanding bathtub and shower, from the landing. A third bedroom overlooks the front elevation, while the fourth also enjoys an ensuite.

The rear garden enjoys a patio to soak up the sun and to the fore drive provides off road parking.

The property is ideally positioned within the catchment area of highly regarded primary and secondary schooling and is within walking distance of the local amenities on Walsall Road. Mulberry Walk offers additional amenities with a community centre, doctors surgeries, dental practices, opticians and hairdressers being within walking distance of each other. There are three highly regarded supermarkets which include Marks and Spencer food hall, Lidl and Sainsbury's and a fantastic range of bars, cafes and restaurants.

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)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Hall

Porch

Living Room 6.30m (20'8") x 3.40m (11'2")

Dining Room 3.73m (12'3") x 3.40m (11'2")

Kitchen 5.59m (18'4") x 4.65m (15'3")

Garage

WC

Landing

Bedroom 1 4.55m (14'11") x 3.40m (11'2")

En-suite

Bedroom 2 4.09m (13'5") x 3.43m (11'3")

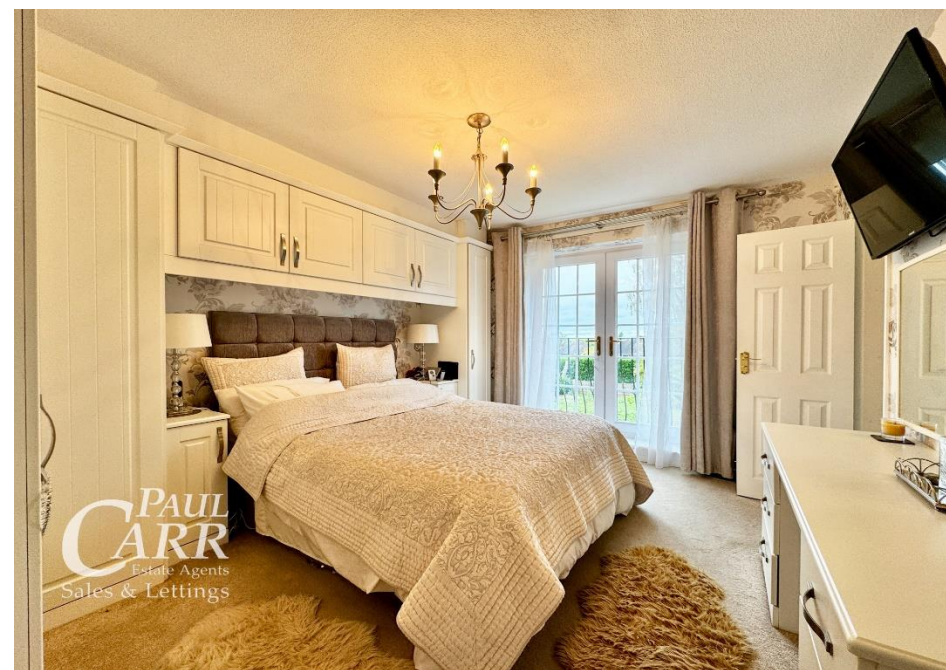
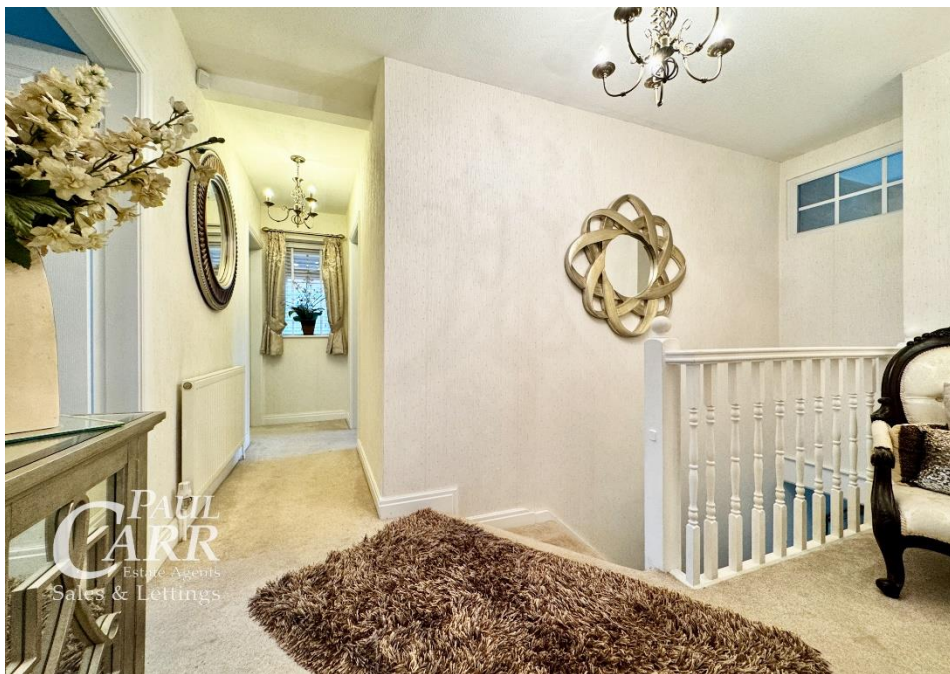
Bedroom 3 4.14m (13'7") x 2.59m (8'6")

Bedroom 4 4.72m (15'6") x 1.85m (6'1")

En-suite

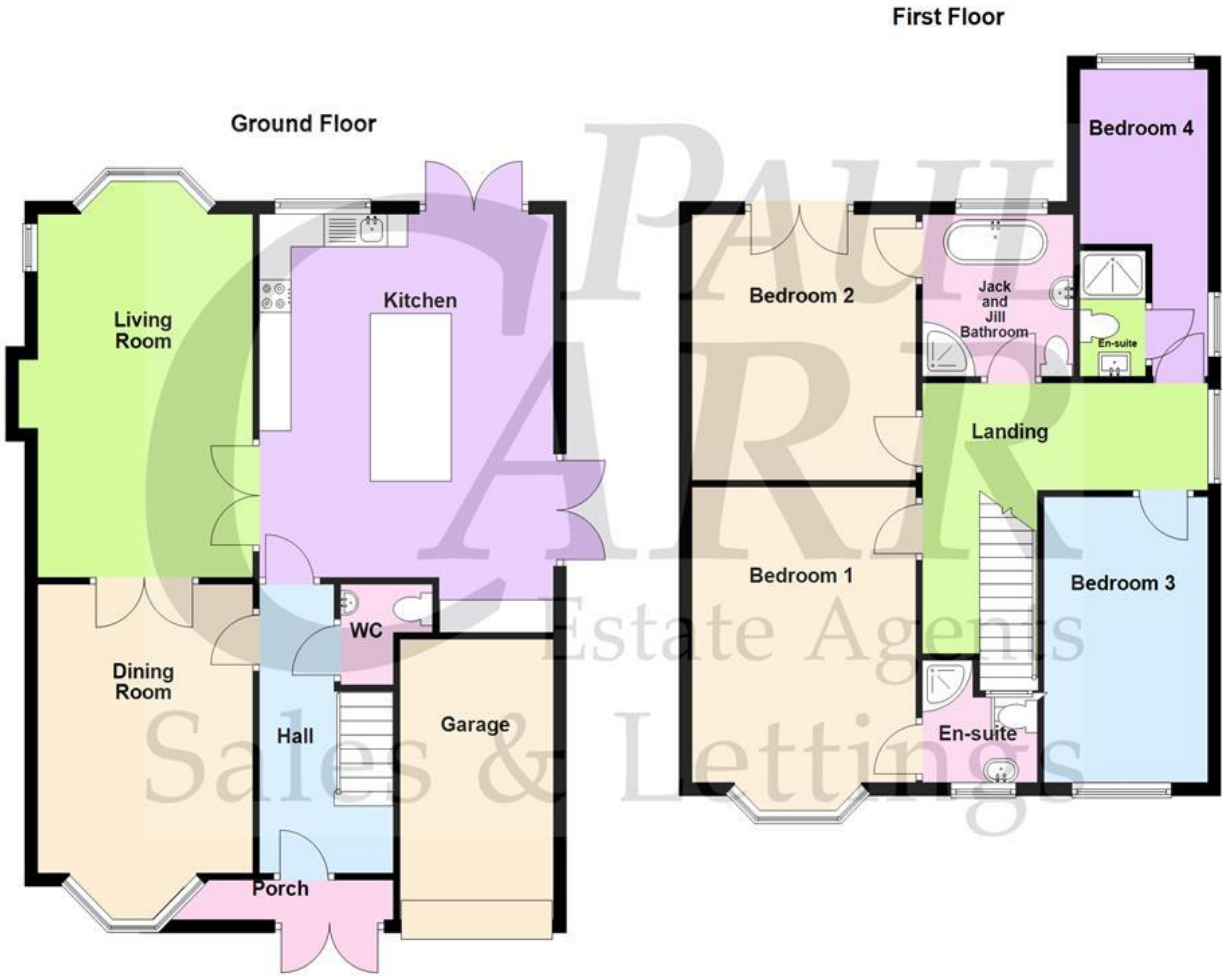
Jack and Jill Bathroom





# Floor Plan

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

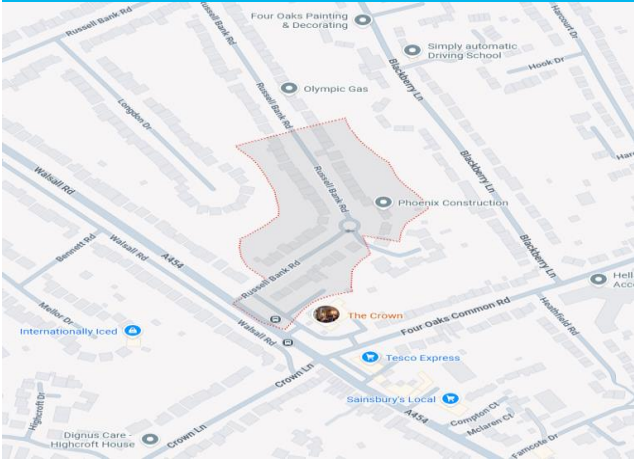


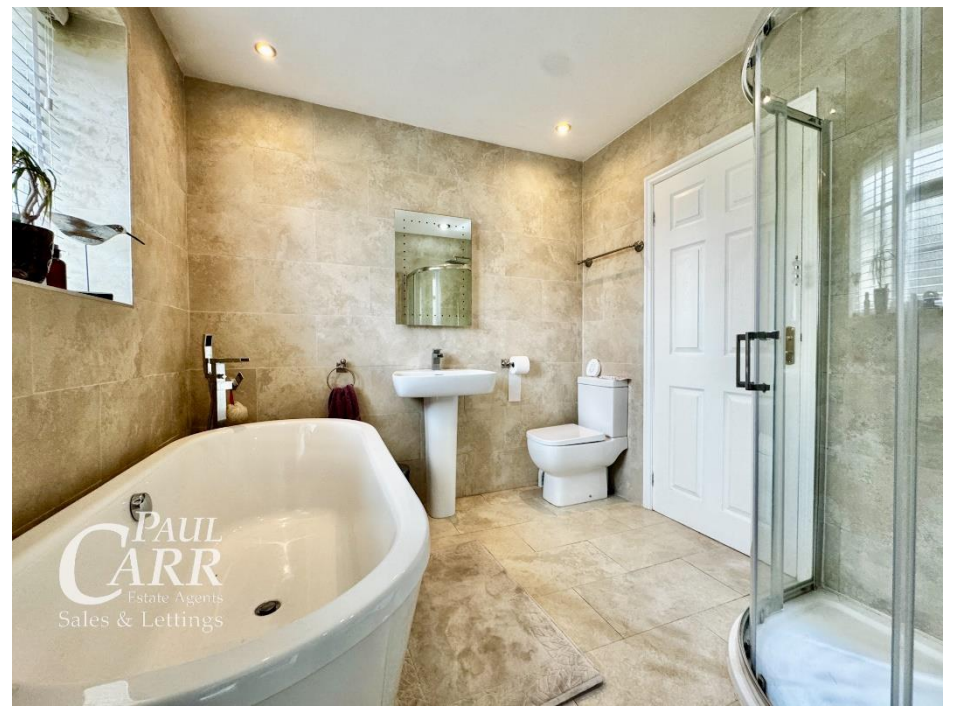
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Plan produced using PlanUp.

## Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 74 C      |
| 55-68 | D             | 66 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Map Location







**Agent's Note:**

**PAUL  
CARR**  
Estate Agents

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