



Grange Lane, Four Oaks,  
Sutton Coldfield, B75 5LD

**Offers Over £325,000**



This charming home offers generous living space throughout, perfect for families or those who enjoy entertaining. Upon entering, you are greeted by a spacious hall with ample of storage.

The living room provides direct access to the rear garden, creating a seamless indoor–outdoor flow. The kitchen and dining area opens up into a light-filled conservatory, ideal for relaxed meals or morning coffee. From here, a veranda leads to a snug room at the rear — a versatile space that could serve as a reading nook, playroom, or home office. A convenient ground-floor WC completes the lower level.

Upstairs, the property offers three generous double bedrooms, all well-proportioned and filled with natural light. The family bathroom features both a bathtub and a separate shower, while an additional WC provides added practicality.

Outside, the rear garden offers ample space for outdoor dining or play and includes a large shed that can be used as a workshop, studio, or storage area.

Grange Lane is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton, Mere Green Primary and Arthur Terry schools all accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links 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)





Hall

Living Room  
4.39m (14'5") x 3.35m (11')

Kitchen  
5.66m (18'7") x 2.82m (9'3")

Conservatory

Verandah

WC

Snug  
3.73m (12'3") x 3.07m (10'1")

Landing

Bedroom 1  
3.28m (10'9") x 3.15m (10'4")

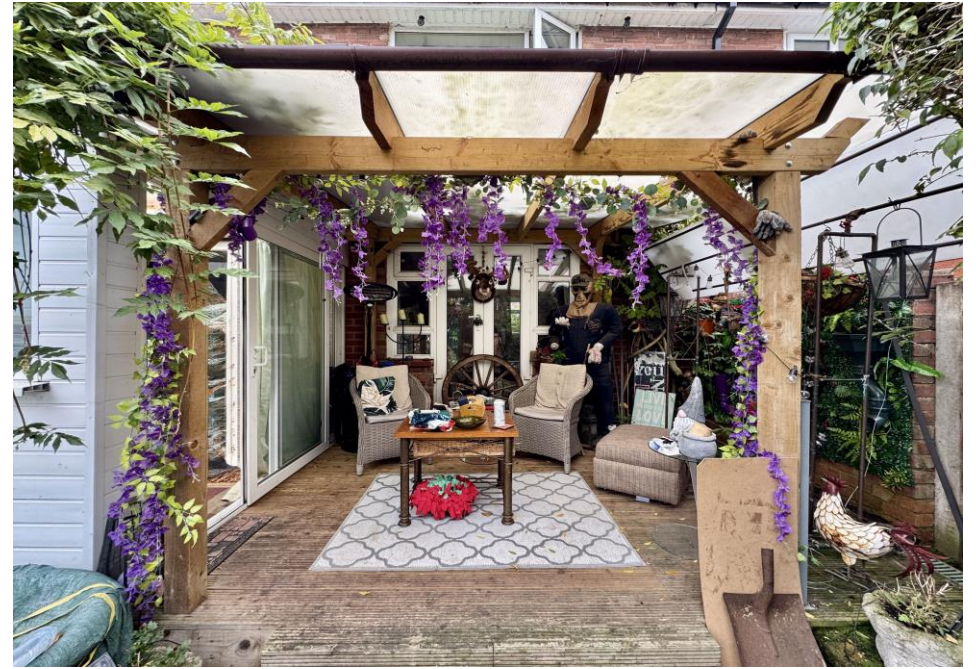
Bedroom 2  
4.37m (14'4") x 2.26m (7'5")

Bedroom 3  
3.33m (10'11") x 3.26m (10'8") max

Bathroom



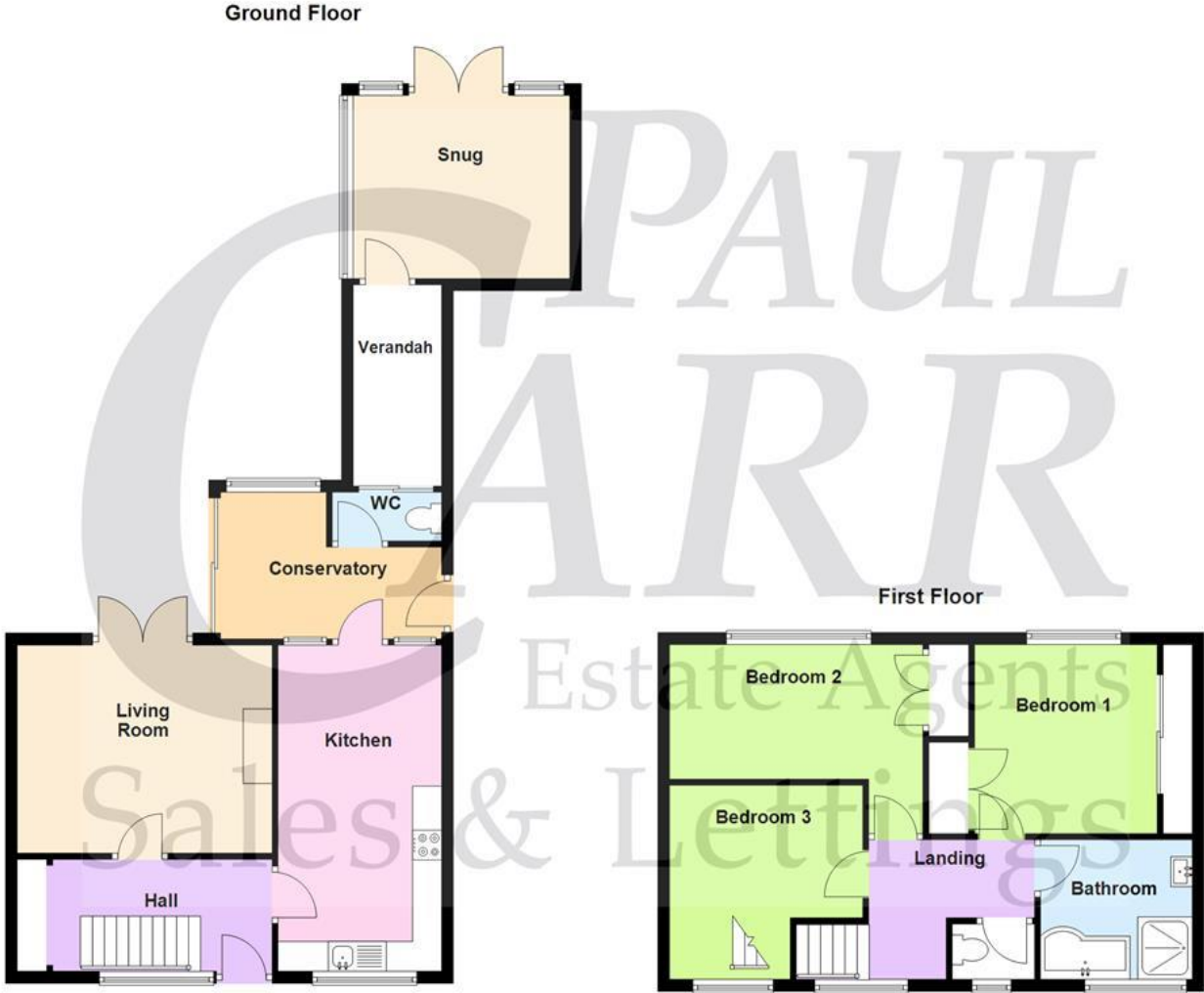






# Floor Plan

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

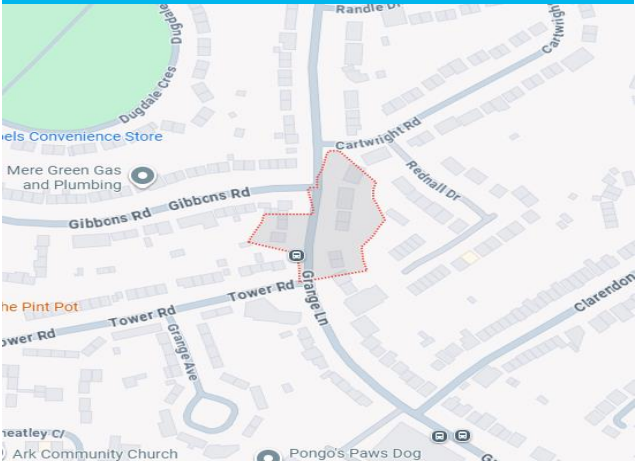


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location









### 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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