



**PAUL
CARR**
Estate Agents
Sales & Lettings

Clarendon Road, Four Oaks,
Sutton Coldfield, B75 5LA

£300,000

Fresh, stylish and totally move-in ready! This gorgeous home has a cool, modern feel throughout and is perfect for anyone looking for somewhere they can simply unpack and start enjoying.

To the front, there's a bright and cosy living room, while the breakfast kitchen is a great spot for morning coffees, casual dinners and catching up with friends.

To the rear, the family room adds another fab living space – ideal for movie nights, entertaining or just kicking back at the end of the day.

Upstairs, you'll find two great-sized double bedrooms along with a sleek, modern bathroom. The SOUTH facing rear garden is large and enjoys a good size patio. To the fore the drive provides off road parking.

Approached from Grange Lane, the property is situated within easy walking distance of highly regarded Primary schools. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham.

Council Tax Band: We can confirm the Council Tax Band is B payable to Birmingham City Council.

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
3.61m (11'10") x 3.30m (10'10")

Kitchen/Dining Room
4.55m (14'11") x 3.33m (10'11")

Family Room
4.19m (13'9") x 4.09m (13'5")

Landing

Bedroom 1
3.61m (11'10") x 3.28m (10'9")

Bedroom 2
3.35m (11') x 2.74m (9')

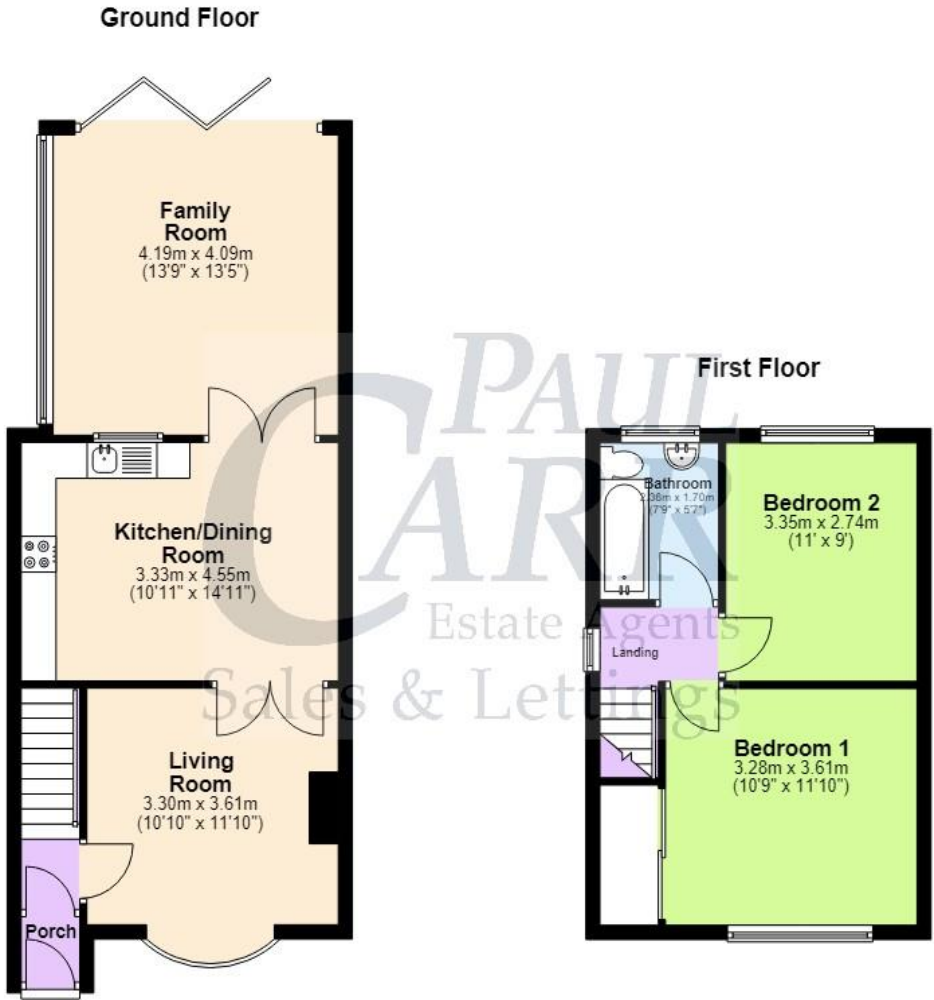
Bathroom
2.36m (7'9") x 1.70m (5'7")





Floor Plan

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



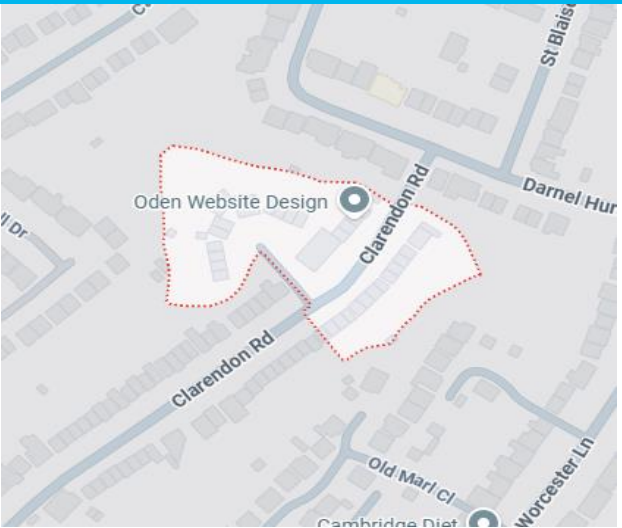
Total area: approx. 76.8 sq. metres (826.7 sq. feet)

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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		
39-54	E	43 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:

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.

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