



**PAUL
CARR**
Estate Agents
Sales & Lettings

Gibbons Road, Four Oaks,
Sutton Coldfield, B75 5HB

£385,000

This attractive three-bedroom semi-detached home offers excellent curb appeal and well-presented accommodation throughout.

The ground floor features a spacious living room opening into a dining area overlooking the rear garden, a fitted kitchen with a breakfast bar provides access to a useful utility room that gives access to the garden. A home office, and a convenient WC complete the ground floor.

Upstairs are two double bedrooms and a good size single bedroom (some with wardrobes) and a modern family bathroom.

Outside, the property benefits from a large driveway providing ample off-road parking. The private rear garden is not heavily overlooked and features a built-in barbeque area, making it an ideal space for relaxing and entertaining.

Situated in an extremely popular and convenient location close to excellent local schools and walking distance from the vibrant Mere Green Centre with a multitude of shops and restaurants this three-bedroom property really must be viewed.

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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Hall

Living Room 5.38m (17'8") x 3.80m (12'6") max

Dining Room 3.76m (12'4") x 3.00m (9'10")

Kitchen 3.56m (11'8") x 3.40m (11'2")

Utility 3.40m (11'2") x 1.47m (4'10")

Office 2.57m (8'5") x 1.75m (5'9")

WC 1.70m (5'7") x 0.94m (3'1")

Landing

Bedroom 1 4.08m (13'5") x 2.87m (9'5")

Bedroom 2 4.15m (13'7") x 3.26m (10'8") max

Bedroom 3 2.41m (7'11") x 1.96m (6'5")

Bathroom 2.69m (8'10") x 1.65m (5'5")

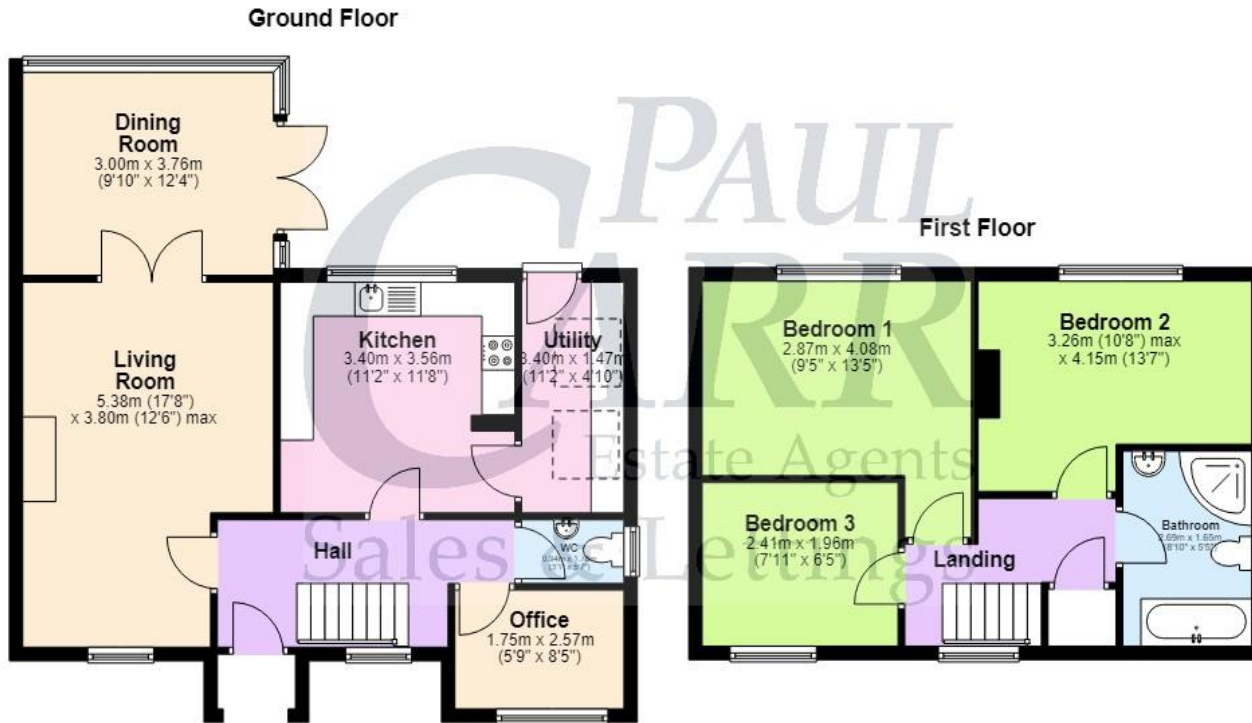




Floor Plan

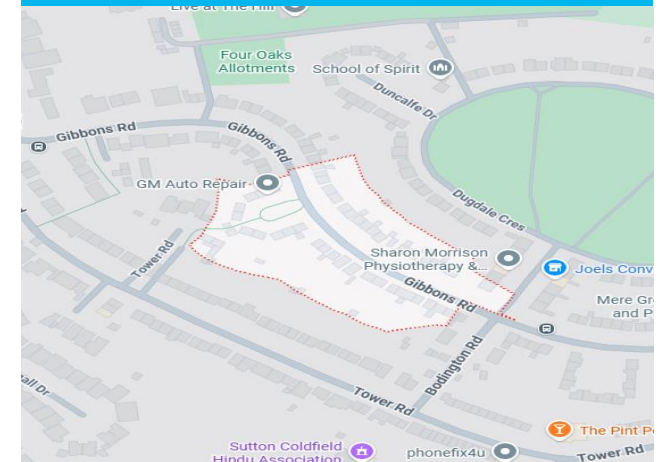
This floor plan is not drawn to scale and is for illustration purposes only

Energy Performance Rating



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

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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