



**PAUL
CARR**
Estate Agents
Sales & Lettings

Blackberry Lane, Four Oaks,
Sutton Coldfield, B74 4JE

Offers Over £330,000

Recently renovated and ready to move straight into, this is a fabulous modern home where style, comfort and practicality come together beautifully.

At the heart of the property is the stunning open-plan living, dining and kitchen area – a fantastic space for both everyday family life and entertaining. Contemporary finishes combine with underfloor heating to create a warm, comfortable and luxurious feel. The property also benefits from a convenient ground-floor WC and a double garage, providing excellent parking, storage and additional practicality.

Upstairs are three generously sized bedrooms, together with a beautifully finished modern family bathroom, featuring a sleek concealed shower for a sophisticated look. The rear garden is large and enjoys a high degree of privacy.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and 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



**PAUL
CARR**
Estate Agents
Sales & Lettings

Hall

Living/Dining Area 5.38m (17'8") x 2.85m (9'4")

Kitchen 7.47m (24'6") x 5.38m (17'8")

WC 1.84m (6') x 0.82m (2'8")

Garage 4.80m (15'9") x 4.60m (15'1")

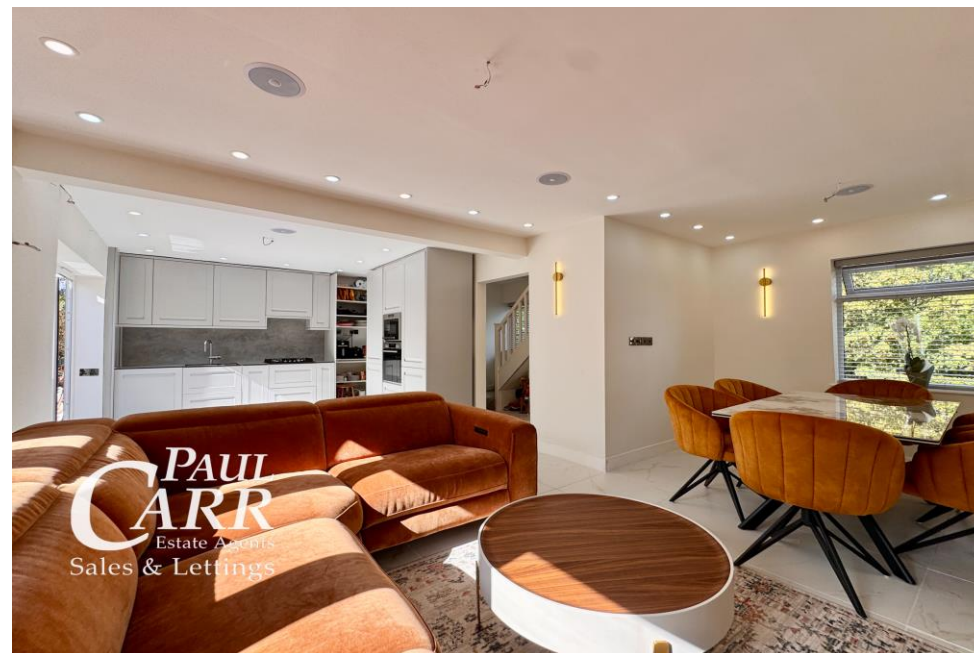
Landing

Bedroom 1 3.56m (11'8") x 3.43m (11'3")

Bedroom 2 3.78m (12'5") x 2.97m (9'9")

Bedroom 3 2.82m (9'3") x 2.39m (7'10")

Bathroom 1.78m (5'10") x 1.75m (5'9")





Floor Plan

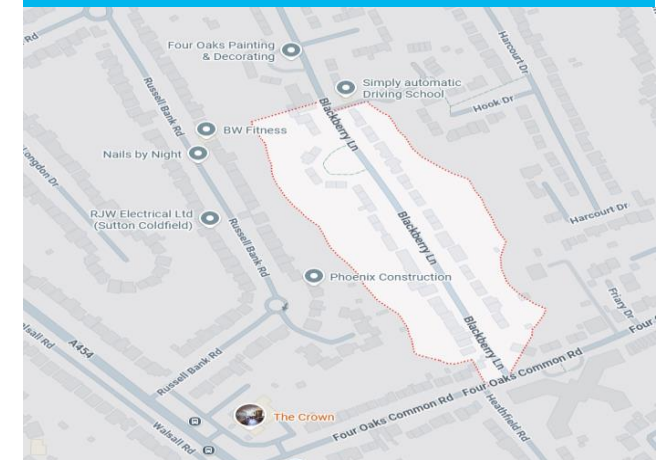
This floor plan is not drawn to scale and is for illustration purposes only



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

Energy Performance Rating

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:

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.