



Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LB

Offers Over £425,000

Detached Bungalow – Spacious Plot – No Chain Occupying a substantial plot with extensive gardens, this detached dormer bungalow is a superb opportunity to acquire a flexible home with great potential in a desirable setting and is sold with benefit of NO CHAIN .

The property comprises a welcoming living room, fitted kitchen, three bedrooms, and a family bathroom.

To the first floor are three additional versatile rooms, ideal for a range of uses including home office space, hobbies, guest accommodation, or storage.

Externally, the property enjoys a large driveway providing ample off-road parking, together with a garage and generous gardens offering excellent outdoor space.

Situated on the highly popular Clarence Road, the property benefits from outstanding school catchments for all ages, a range of local amenities and a number of transport links within walking distance of the property.

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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Porch

Hall

Living Room 4.09m (13'5") x 2.41m (7'11") 3.33m (10'11")
x 3.06m (10'1")

Kitchen 2.82m (9'3") x 2.41m (7'11")

Dining Room/Bedroom 3 3.48m (11'5") x 2.39m (7'10")

Bedroom 1 3.91m (12'10") x 3.61m (11'10")

Bedroom 2 3.58m (11'9") x 3.33m (10'11")

Bathroom

WC

Garage

Landing

Bedroom/Play Room 4.34m (14'3") x 2.13m (7')

Bedroom/Office 4.01m (13'2") x 3.91m (12'10") max

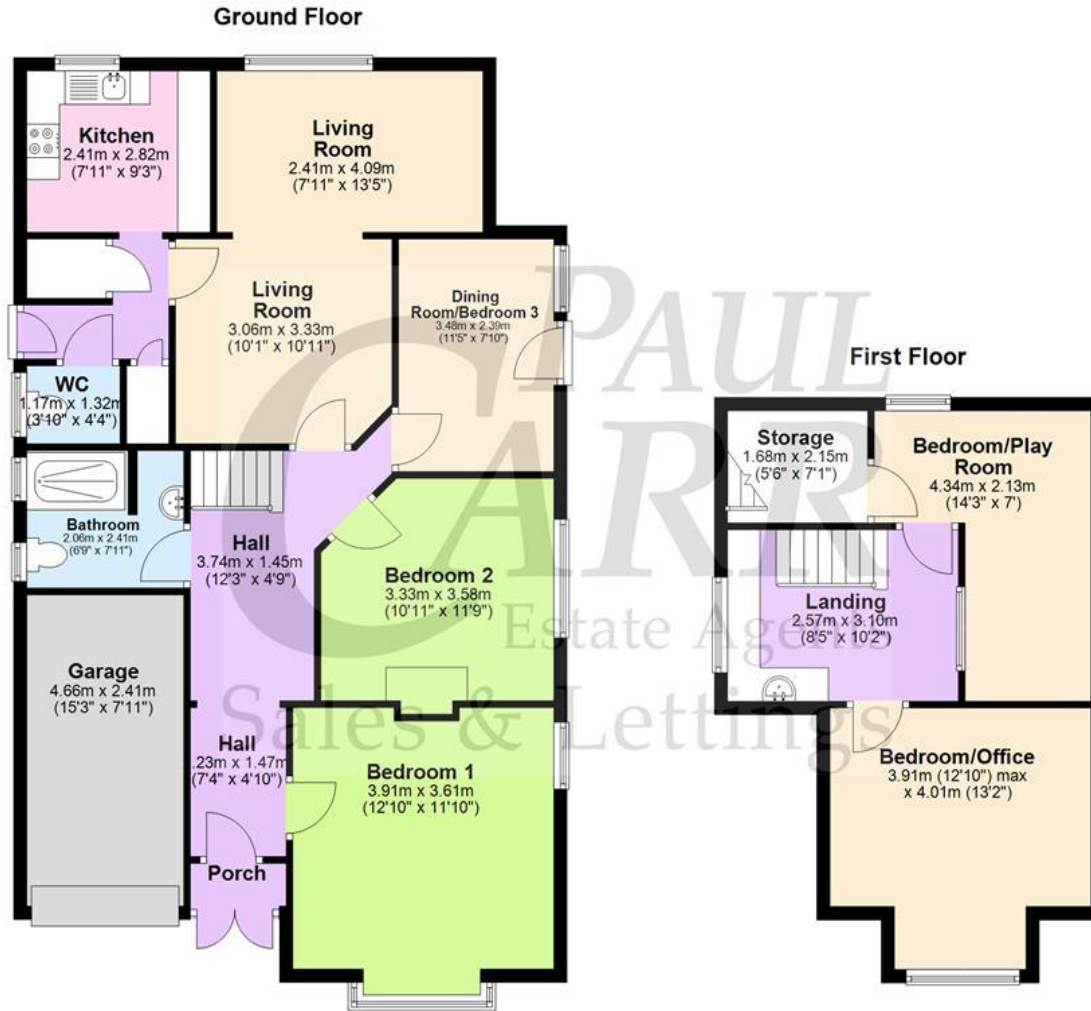
Storage





Floor Plan

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

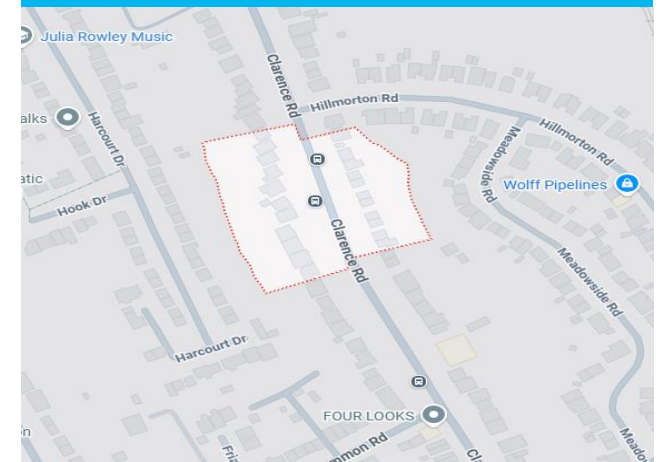


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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