



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

£525,000

Beautifully maintained throughout, this spacious family home offers well-proportioned accommodation in a practical and versatile layout.

To the front of the property is a welcoming living room, while the dining room to the rear provides an ideal space for family meals and entertaining, with pleasant views over the garden. The fitted kitchen is complemented by a separate utility room, offering additional storage and workspace.

The first-floor landing leads to four generous bedrooms, providing ample space for growing families or those working from home. The property also benefits from two well-appointed bathrooms for added convenience.

Outside, the tranquil rear garden offers a private and peaceful setting to relax or entertain, while a driveway to the front provides off-road parking.

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



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Porch

Hall

Living Room 4.06m (13'4") x 3.61m (11'10")

Dining Room 4.27m (14') x 3.15m (10'4")

Kitchen 2.72m (8'11") x 2.41m (7'11")

Utility 3.50m (11'6") x 2.31m (7'7")

WC 1.37m (4'6") x 0.89m (2'11")

Garage 5.05m (16'7") x 2.34m (7'8")

Landing

Bedroom 1 4.09m (13'5") max x 3.10m (10'2")

Bedroom 2 4.11m (13'6") x 3.15m (10'4")

Bedroom 3 5.00m (16'5") x 2.51m (8'3")

Bedroom 4 2.98m (9'9") x 2.31m (7'7")

Bathroom 2.18m (7'2") x 1.44m (4'9")

Bathroom 2.28m (7'6") x 1.85m (6'1")

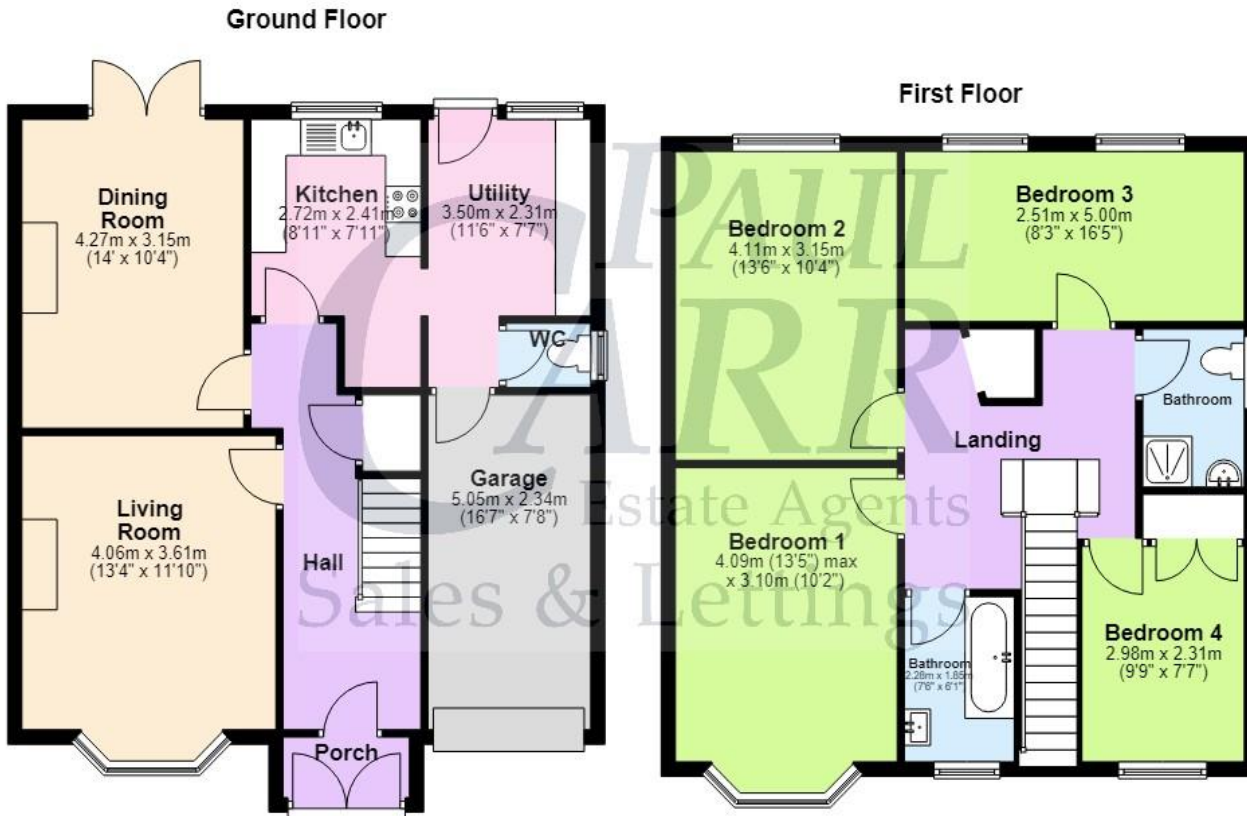




Floor Plan

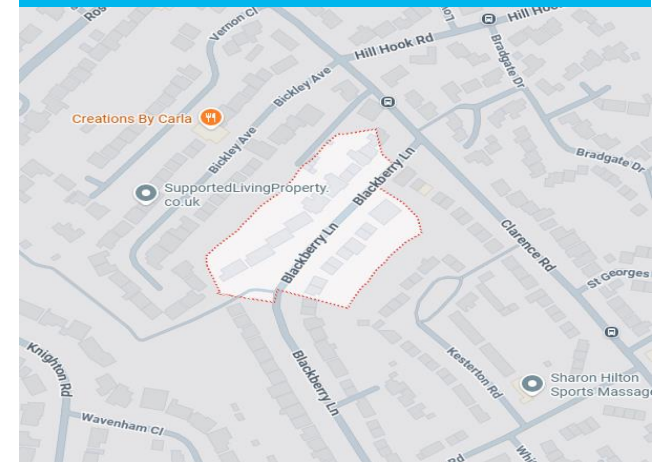
This floor plan is not drawn to scale and is for illustration purposes only

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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