Paul Carr Estate Agents
Sales & Lettings

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# Dower Road, Four Oaks, Sutton Coldfield, B75 6SZ

**Offers in Excess of £415,000**

**Attractive, Modern Three-Bedroom Family Home | Private Garden | Driveway & Garage**
**|**
*****No Upward Chain*****

Beautifully presented and move-in ready, this stylish three-bedroom family home offers spacious, versatile living with a private, non-overlooked garden—ideal for modern family life.

Set behind a generous driveway with an appealing frontage, the property provides excellent off-road parking and potential for further extension (subject to planning). A welcoming entrance porch leads into a bright central hallway, giving access to the main living spaces.

The living room is a standout feature, centred around a striking Stovax built-in cassette log fire—perfect for cosy evenings. This flows seamlessly into a separate dining room, ideal for both everyday living and entertaining.

A superb additional snug offers flexible space to suit your lifestyle—whether as a TV room, playroom, or home office—with sliding doors opening directly onto the garden, creating a seamless indoor-outdoor connection and filling the room with natural light.

The contemporary galley kitchen is finished with sleek handleless units and premium black granite worktops. Integrated appliances include a SMEG dishwasher and a range of AEG
appliances, including a double oven, combination microwave, and plate warmer. A separate utility room, finished to the same high standard, provides further storage and direct garden
access.

Upstairs, there are three well-proportioned bedrooms, all benefiting from generous windows that enhance the sense of light and space, along with a modern family bathroom featuring an
L-shaped bath with overhead shower.

Outside, the private rear garden is a real highlight—thoughtfully designed with a beautiful porcelain patio, perfect for entertaining or relaxing. Two summer houses provide valuable additional space, ideal for hobbies, a home office, or a peaceful garden retreat. Further benefits include a garage for secure parking or storage, and convenient side access
from the driveway.

Dower Road enjoys a highly sought-after position within the desirable residential area of Four Oaks, offering an excellent balance of convenience and lifestyle. A wide range of amenities are close at hand, with Mere Green shopping centre providing an excellent selection of shops, supermarkets, restaurants, and bistros.

For commuters, Four Oaks railway station offers regular and direct services to Birmingham, Lichfield, and Sutton Coldfield, making it an ideal location for those needing easy access to surrounding areas. The property is also well placed for highly regarded schooling, including Arthur Terry Secondary School, and Coppice Primary School.

Hall

Living Room 3.73m (12'3") x 3.68m (12'1")

Dining Room 3.18m (10'5") x 2.87m (9'5")

Snug 3.40m (11'2") x 1.80m (5'11")

Kitchen 3.61m (11'10") x 2.36m (7'9")

Utility 2.36m (7'9") x 1.87m (6'1")

Garage

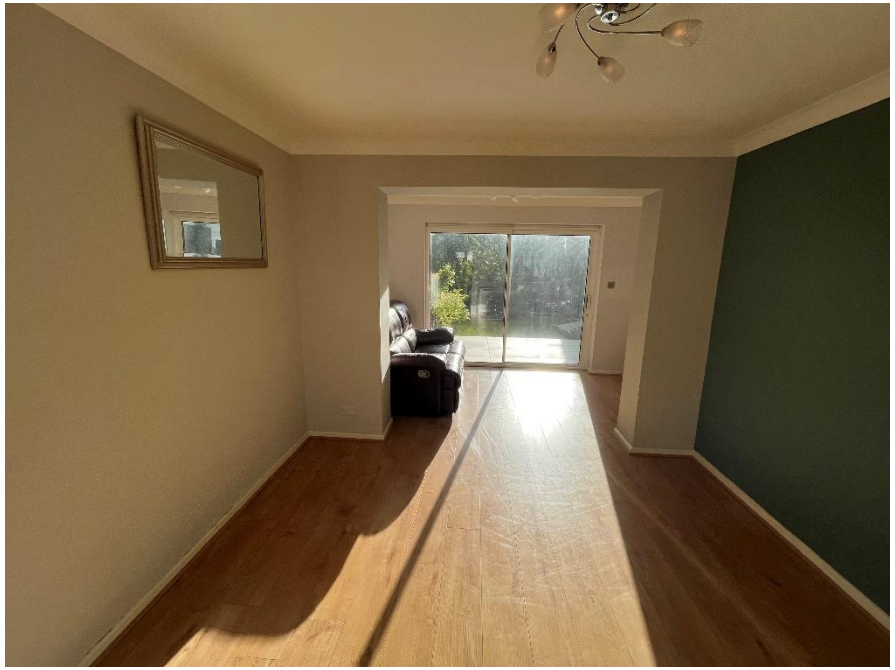
Landing

Bedroom 1 3.78m (12'5") x 3.66m (12')

Bedroom 2 2.79m (9'2") x 2.51m (8'3")

Bedroom 3 2.62m (8'7") x 2.36m (7'9")

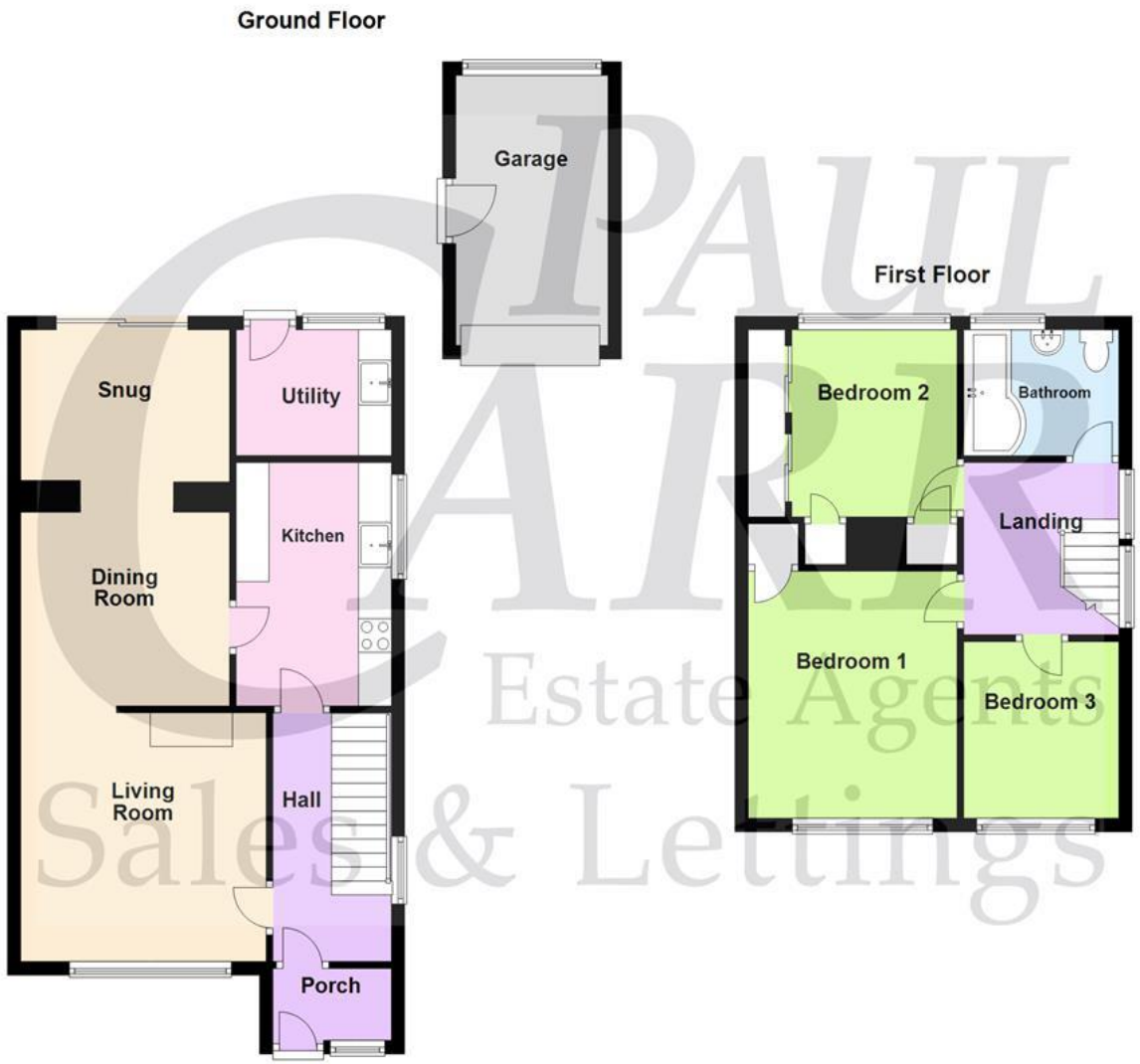
Bathroom



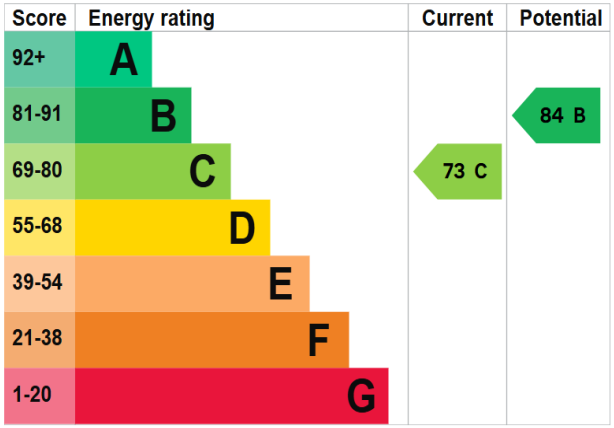
AEG

# Floor Plan

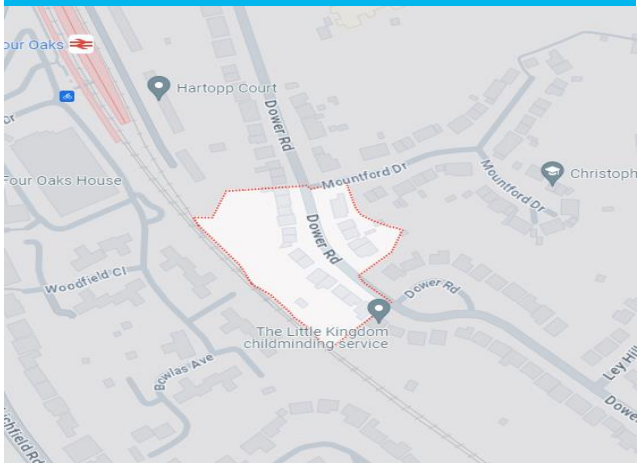
*This floor plan is not drawn to scale and is for illustration purposes only*




## Energy Performance Rating




## Map Location

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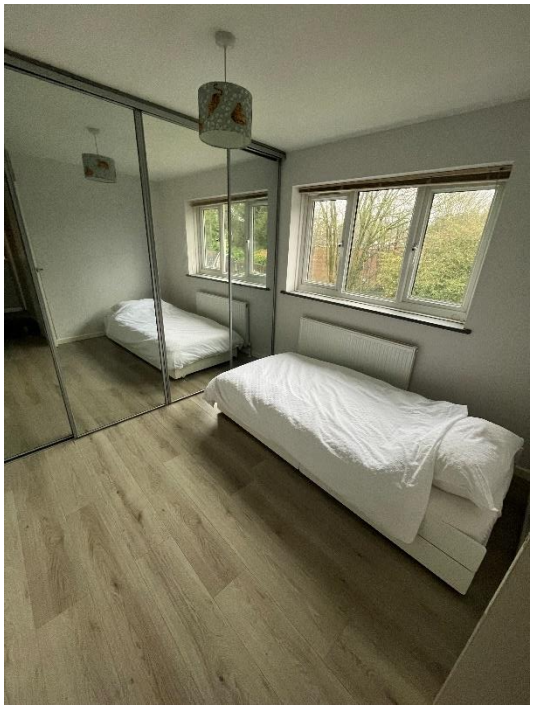

***Agent's Note:***

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: 3rd September 2024

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