



Four Oaks Common Road, Four Oaks,
Sutton Coldfield, B74 4NN

Offers Over £250,000

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This charming, terraced cottage-style home is ideally located just minutes from Sutton Park, with excellent transport links, highly regarded schools and local amenities all close by.

Offered for sale with no onward chain. The ground floor features a bright and spacious living room to the fore and dining area to the rear, leading through to the kitchen. The bathroom completes the ground floor accommodation.

Upstairs are two good-sized bedrooms, both benefiting from plenty of natural light.

Outside, the south-east facing garden enjoys a sunny aspect and features a lovely seating area, perfect for relaxing and entertaining, along with a useful workshop.

Four Oaks Common Road is ideally placed for Arthur Terry School and two well-regarded primary schools, while Mulberry Walk at Mere Green offers a great selection of bars, boutiques and restaurants. Sutton Park is also nearby, and Butlers Lane Station provides direct links to Birmingham and Lichfield, with onward connections to London.





Property Specification

NO UPWARD CHAIN
Spacious Living/Dining
Kitchen
2 Bedrooms
Driveway to fore

Living Room
3.40m (11'2") x 3.33m (10'11")

Dining Room
4.57m (15') x 3.33m (10'11")

Kitchen
3.61m (11'10") x 1.80m (5'11")

Bedroom 1
3.33m (10'11") x 2.00m (6'7")

Bedroom 2 3.40m (11'2") x 3.33m (10'11")

Bathroom
1.93m (6'4") x 1.73m (5'8")

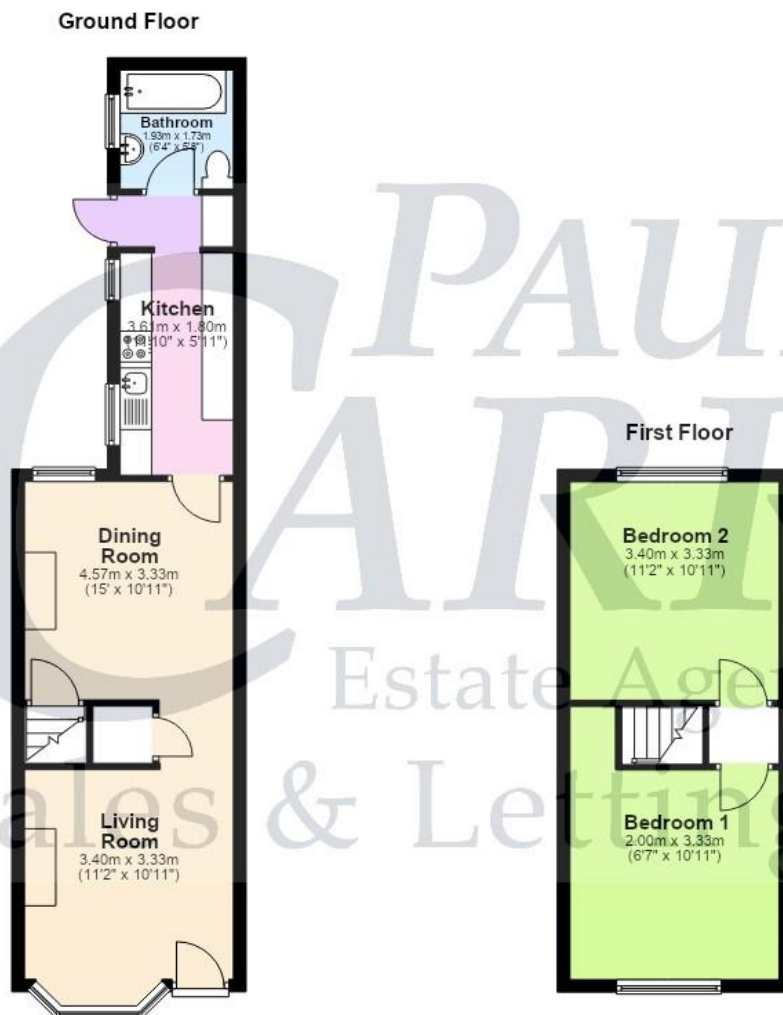
Agent's Note:

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.

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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

Map Location

