



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

£650,000

Stylish, sociable and ready to enjoy — simply unpack, settle in and make yourself at home!

Step inside this beautifully presented home and you'll instantly see there's plenty to love. Bright, spacious and full of personality, it has been thoughtfully designed for modern family life, combining stylish interiors with practical living spaces and those extra touches that make a house feel like home.

At the heart of the home is the fabulous open-plan kitchen (with underfloor heating) and dining area, featuring a large island and sleek contemporary finishes. Doors open directly onto the beautifully landscaped garden and patio, creating a wonderful connection between the indoor and outdoor spaces. Whether you're entertaining friends and family, enjoying summer BBQs or simply relaxing with a morning coffee, this is a garden you'll genuinely love spending time in. The ground floor also benefits from a convenient downstairs WC, while the garage provides valuable additional parking and storage.

Upstairs, you'll find four well-proportioned bedrooms, including a superb principal bedroom with its own ensuite and dressing area, creating a private and comfortable retreat. The remaining bedrooms offer plenty of flexibility for family, guests or home working. Generous living spaces, stylish bedrooms and a gorgeous spa-inspired bathroom with a freestanding bath complete the picture. With contemporary finishes, an abundance of natural light and thoughtful touches throughout, this is a home that feels just as good as it looks.

The rear garden is well maintained and enjoys a high degree of privacy. To the fore the driveway provides ample off road parking.

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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Living Room
4.22m (13'10") x 3.78m (12'5")

Kitchen
9.12m (29'11") x 5.71m (18'9")

Snug
4.11m (13'6") x 3.30m (10'10")

Garage
6.17m (20'3") x 3.18m (10'5")

WC
2.08m (6'10") x 0.80m (2'7")

Dining Area
3.29m (10'10") x 2.51m (8'3")

Landing

Bedroom 1
4.65m (15'3") x 3.02m (9'11")

En-suite
2.82m (9'3") x 2.69m (8'10")

Dressing Area
3.02m (9'11") x 0.98m (3'3")

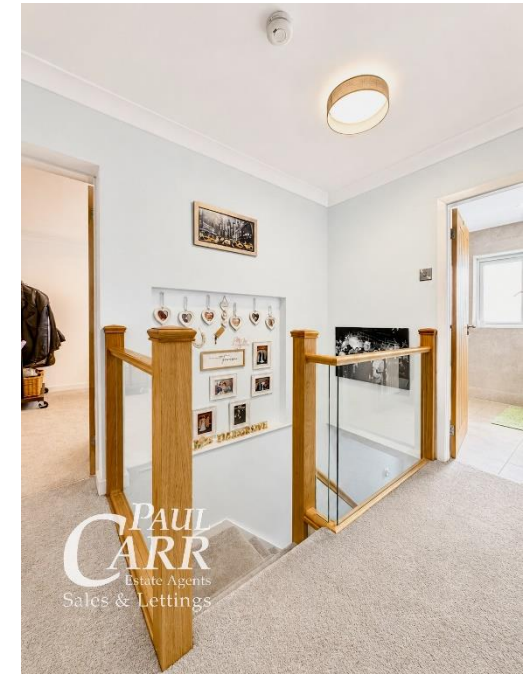
Bedroom 2
4.72m (15'6") x 3.25m (10'8")

Bedroom 3
4.22m (13'10") x 3.82m (12'6")

Bedroom 4
4.14m (13'7") x 3.33m (10'11")

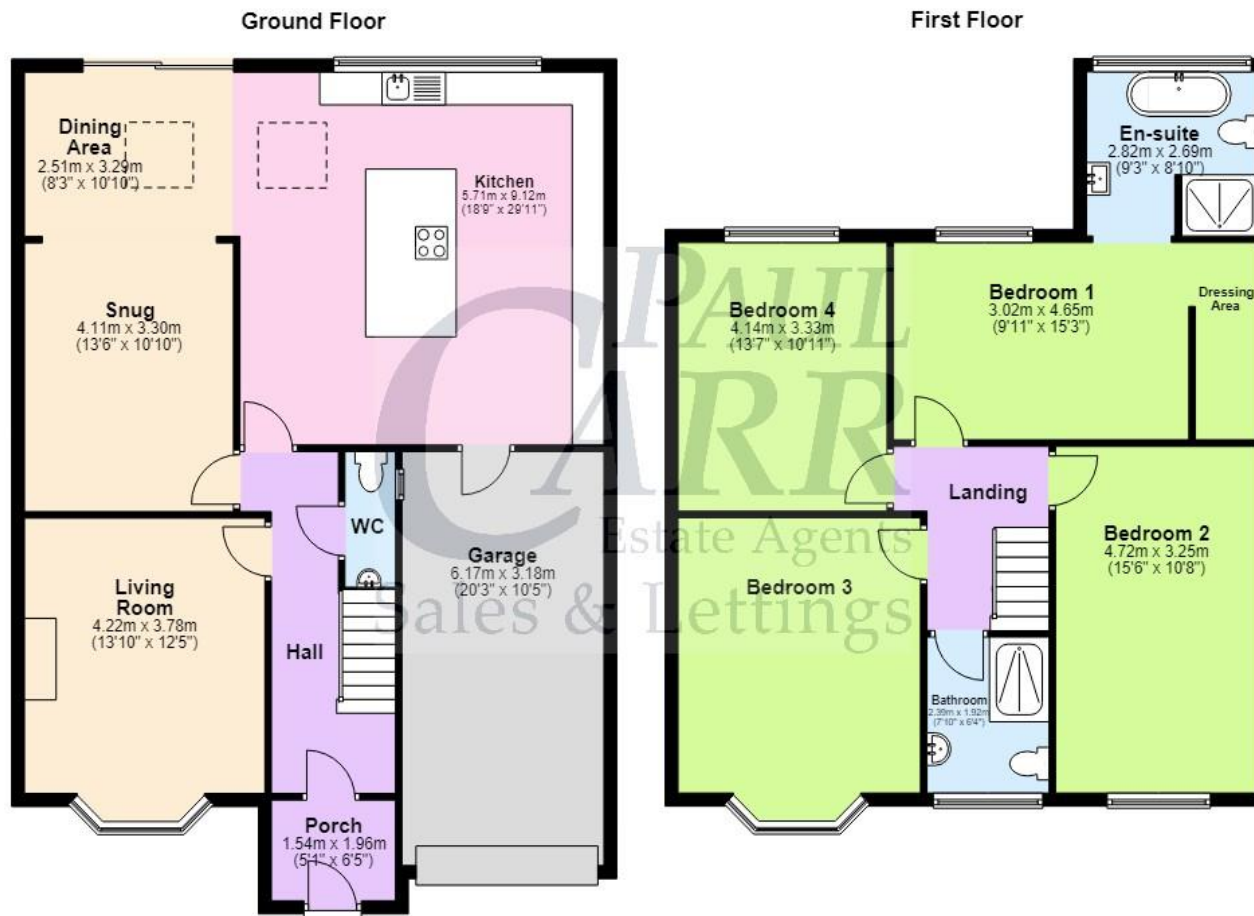
Bathroom
2.39m (7'10") x 1.92m (6'4")





Floor Plan

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

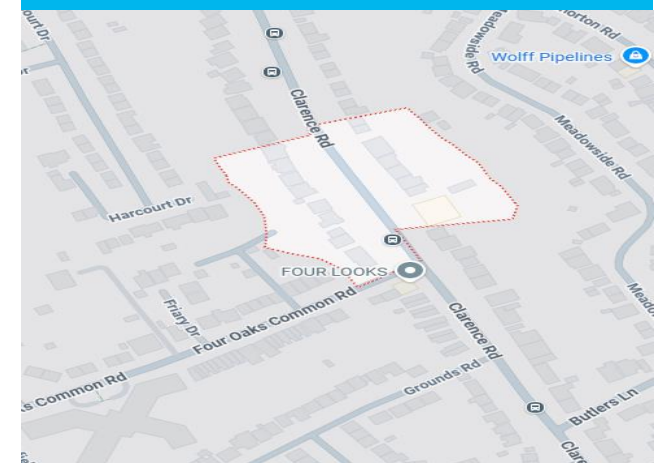


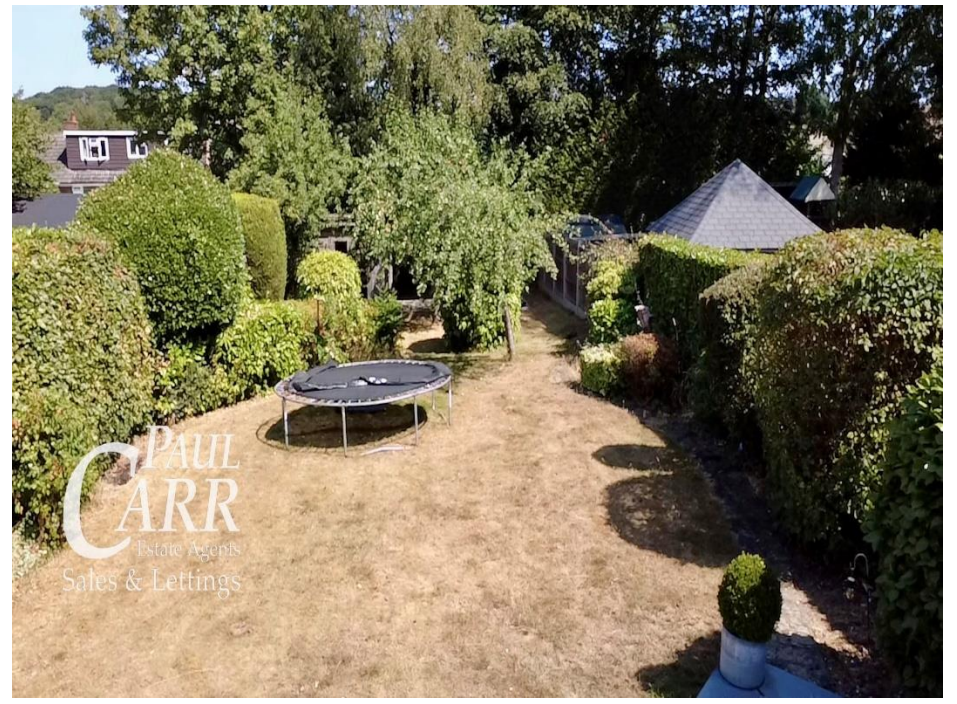
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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:

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.