



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

Offers Over £420,000

This attractive semi-detached home offers a well-planned layout with generous living space throughout. To the front, a welcoming living room provides a cosy focal point, while to the rear a dedicated dining room opens onto a bright conservatory, creating an excellent space for relaxing or entertaining. The property features a stylish L-shaped modern kitchen complete with granite worktops and integrated appliances, offering plenty of workspace and storage. A convenient utility room sits just off the kitchen, and a shower room adds further practicality on the ground floor. Additional storage is provided by a useful storage garage. Upstairs, the home offers three well-proportioned bedrooms and a family bathroom with underfloor heating, making it ideal for families or anyone seeking comfortable, versatile accommodation. The South West facing 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.

Tenure: We can confirm the property is .

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room 4.37m (14'4") x 3.15m (10'4") max

Dining Room 3.12m (10'3") x 3.00m (9'10")

Kitchen 2.86m (9'4") x 0.63m (2'1")

Conservatory

Utility 3.61m (11'10") x 2.00m (6'7")

Shower Room

Storage Garage

Landing

Bedroom 1 4.01m (13'2") x 3.14m (10'4")

Bedroom 2 3.73m (12'3") x 3.38m (11'1")

Bedroom 3 2.92m (9'7") max x 2.44m (8')

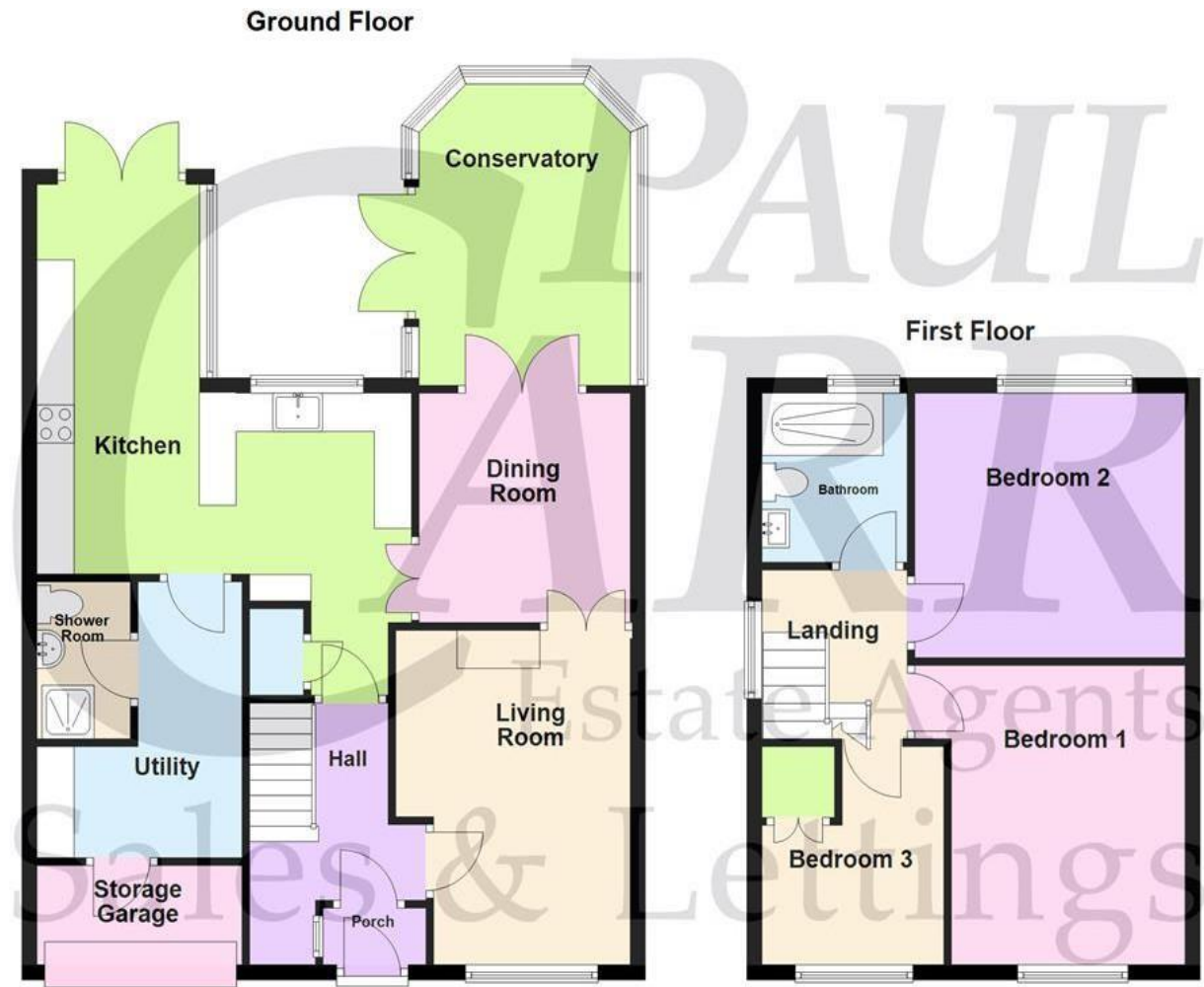
Bathroom





Floor Plan

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

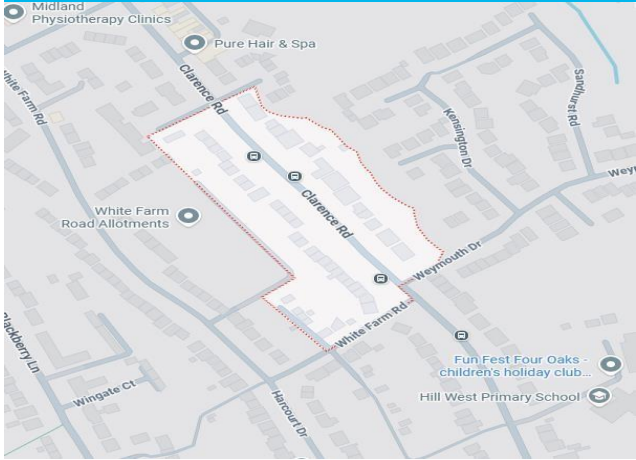


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Plan produced using PlanUp.

Energy Performance Rating

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

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: