



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Hill Village Road, Four Oaks,  
Sutton Coldfield, B75 5JH

**£685,000**

Step into this charming 1955-built detached home, where classic character meets generous family living - A home with space, personality, and a touch of mid-century charm—ready for its next chapter.

Inside, the home offers a spacious living room perfect for cosy nights in or lively gatherings, alongside a front-facing dining room (currently being used as a home office). The breakfast kitchen at the rear is ideal for morning coffees, quick bites, and catching up at the start (or end!) of the day—complete with a handy ground floor WC and a garage.

Upstairs, a lovely galleried landing creates a real sense of space and flow, leading to four generously sized bedrooms. The family bathroom doesn't disappoint either, featuring a bathtub, separate shower, and his-and-hers sinks—no more arguing over space in the morning!

Outside, to the rear the large south-facing rear garden is a sun-lover's dream—perfect for summer BBQs, kids playing, or simply unwinding in the sunshine. The driveway to the fore provides ample off road parking.

Hill Village Road enjoys an array of shops, bistros, restaurants, bars, doctors surgeries, dental practices and hairdressers, all within walking distance into Mere Green and the desirable Mulberry Walk, shopping development. The property is located within easy access to Sutton Coldfield, Lichfield, Birmingham and Tamworth and there is A38, M42, M6 toll and the A5 all within 3mile radius.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



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Porch

Hall

Living Room  
6.35m (20'10") x 4.90m (16'1")

Dining Room  
3.73m (12'3") x 3.33m (10'11") max

Breakfast Kitchen  
5.08m (16'8") x 3.63m (11'11")

WC

Garage

Landing

Bedroom 1  
3.89m (12'9") x 3.33m (10'11")

Bedroom 2  
3.73m (12'3") max x 3.33m (10'11")

Bedroom 3  
3.89m (12'9") x 2.30m (7'7")

Bedroom 4  
3.89m (12'9") x 2.59m (8'6")

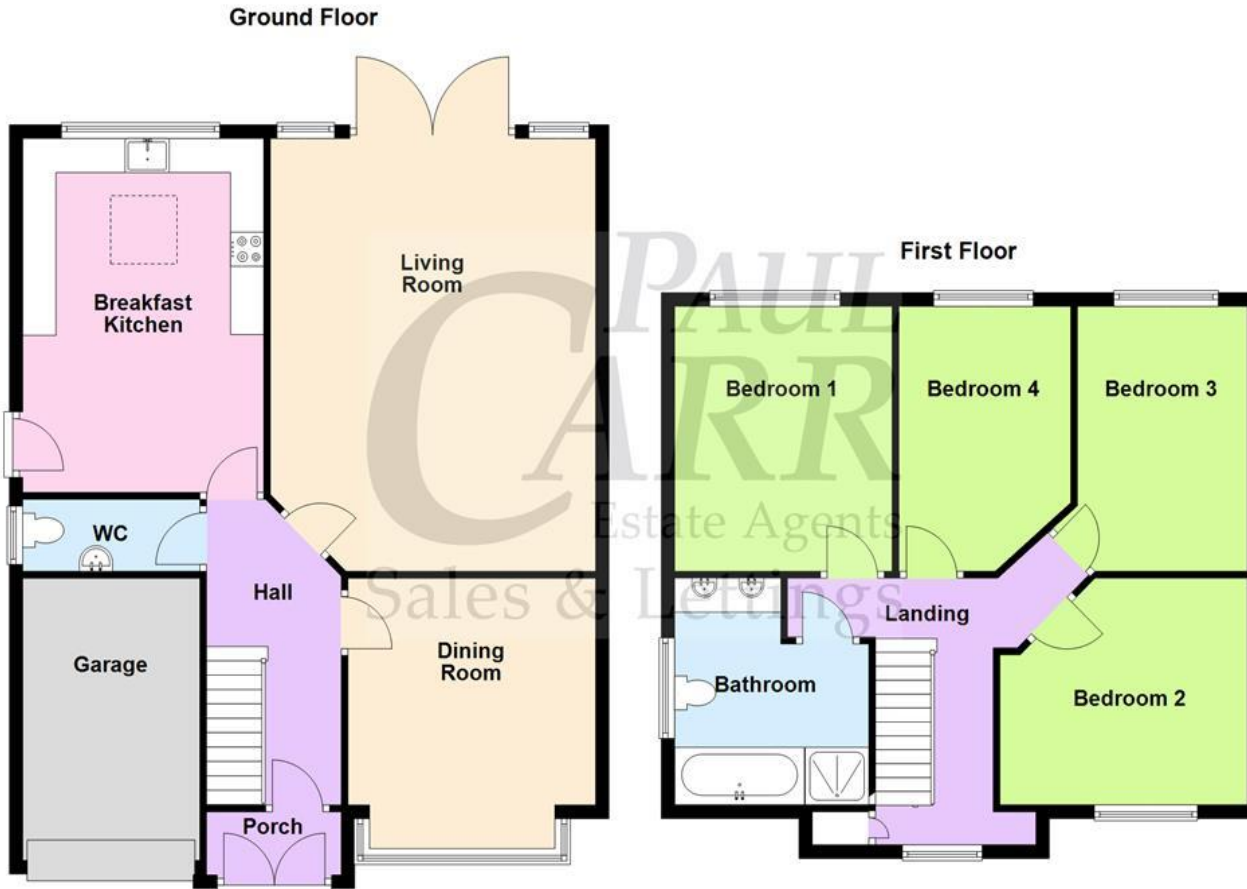
Bathroom





# Floor Plan

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

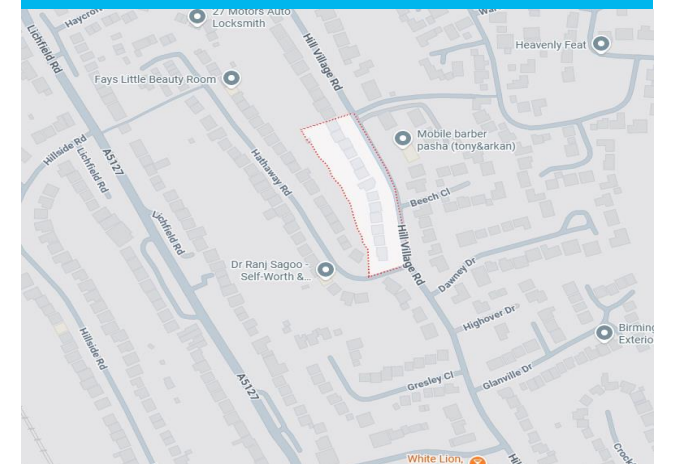


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## Map Location







**Agent's Note:**

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