



Clarence Gardens, Four Oaks,
Sutton Coldfield, B74 4AP

£450,000

Situated in a pleasant cul-de-sac location, this deceptively spacious three-bedroom home offers generous and versatile accommodation, along with a large rear garden, driveway and garage. The property is clean and well maintained, although it would benefit from some modernisation, giving the new owner an excellent opportunity to put their own stamp on it. The property is also offered with no upward chain.

To the front of the home is a comfortable living room, while to the rear is a separate snug, which opens through to a conservatory overlooking the garden. The spacious breakfast kitchen provides plenty of room for everyday dining and is complemented by a useful utility room.

Upstairs, bedroom one benefits from its own dressing room, creating a particularly generous principal bedroom. Bedroom two is also a double, while bedroom three is a good-sized single, making the accommodation ideal for families, guests or those looking for space to work from home.

Outside, the property continues to impress with a large rear garden, offering plenty of scope for entertaining, relaxing or further landscaping. To the front is a driveway providing off-road parking, together with access to the garage. The property lies within the catchments of outstanding schools, close to great transport links and within walking distance to Mere Green centre.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall 5.39m (17'8") x 2.00m (6'7")

Lounge 5.39m (17'8") x 3.49m (11'5")

Sitting Room 3.36m (11') x 3.36m (11')

Conservatory 3.36m (11') x 3.05m (10')

Kitchen/Dining Room 5.10m (16'9") x 4.56m (15')

WC 1.63m (5'4") x 0.80m (2'8")

Utility Area 5.10m (16'9") x 1.79m (5'11")

WC 1.22m (4') x 0.72m (2'5")

Garage 4.64m (15'2") x 2.81m (9'3")

Landing

Bedroom 1 3.36m (11') x 3.36m (11')

Dressing Area 5.70m (18'8") x 2.85m (9'4")

Bedroom 2 3.65m (12') x 3.01m (9'11")

Bedroom 3 2.25m (7'5") x 2.13m (7')

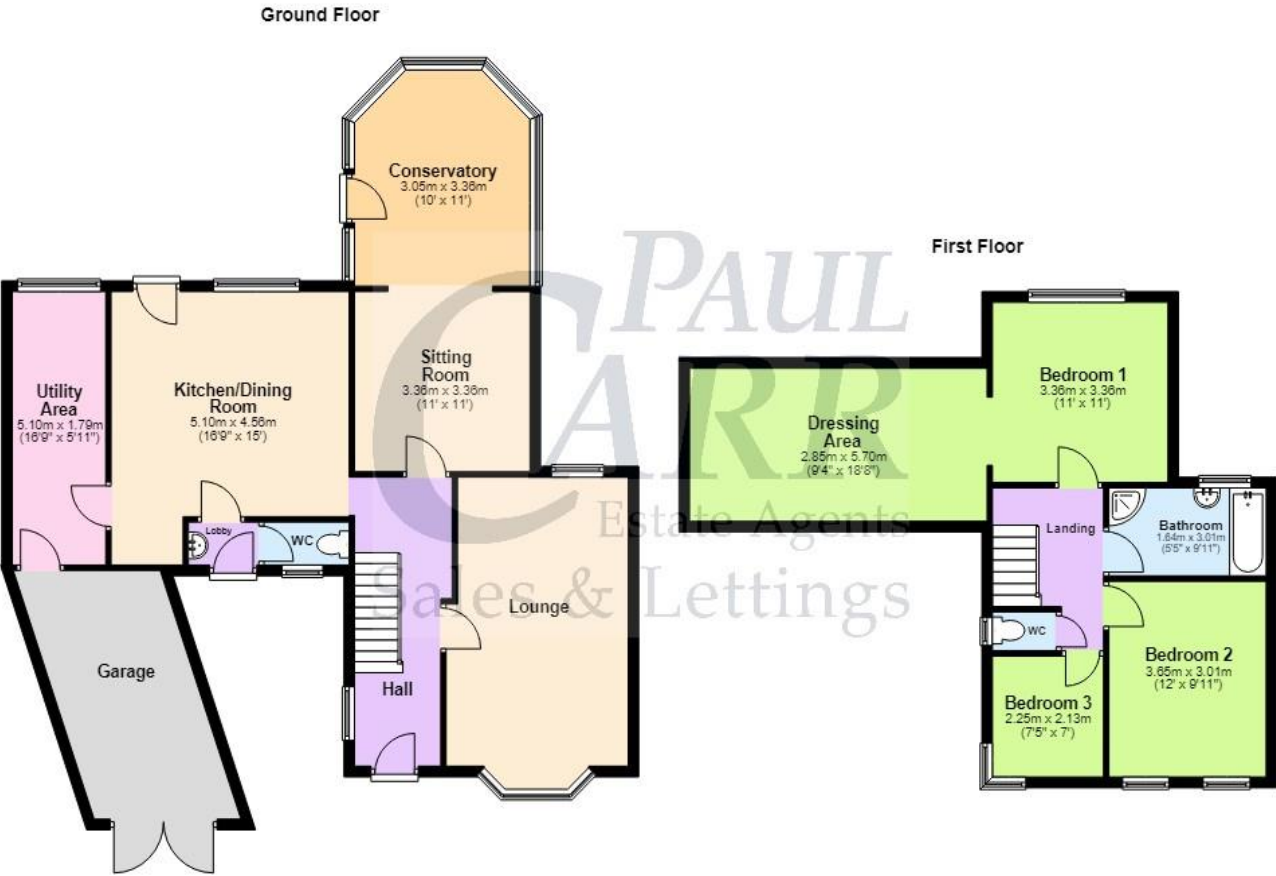
Bathroom 3.01m (9'11") x 1.64m (5'5")





Floor Plan

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



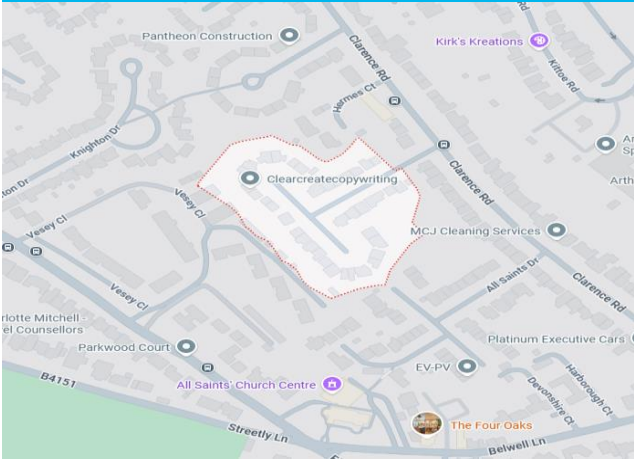
Total area: approx. 156.2 sq. metres (1681.5 sq. feet)

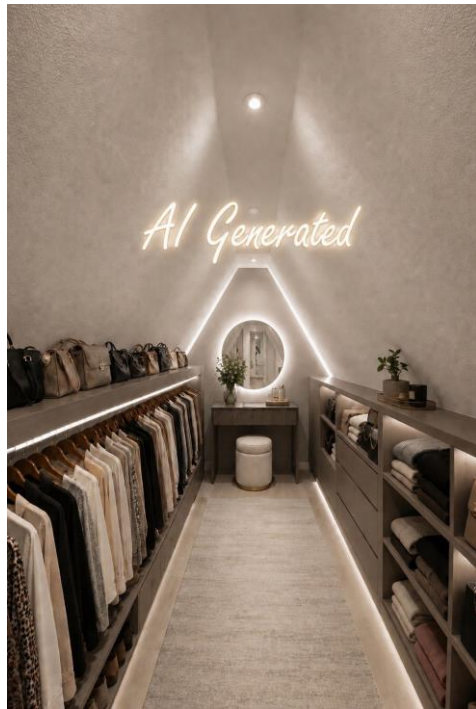
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	60 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:

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