



Harrison Road, Four Oaks,
Sutton Coldfield, B74 4JL

Offers in Excess of £400,000

Life at Harrison Road begins with a sense of presence - its corner plot position sets it apart from the moment you arrive.

Inside, a spacious living room is filled with natural light from dual-aspect windows and features a welcoming fireplace, creating a warm and comfortable setting. A separate dining room offers the perfect space for family meals or entertaining, while the well-fitted kitchen provides practical storage and functionality. Upstairs, the home continues to impress with three generously sized double bedrooms and a well-appointed family bathroom.

Outside, the large, well-maintained garden offers an ideal space for relaxation, play, or outdoor dining. A detached garage adds further convenience and storage.

Within walking distance to highly regarded schools and all amenities this property is NOT TO BE MISSED! The amenities of Mulberry Walk at Mere Green offer a range of bars, boutiques and bistros, which again can also be reached on foot and nearby Royal Sutton Park offers beautiful walks and stunning scenery. For those needing to travel further afield, Butlers Lane Train Station offers direct links into Birmingham and Lichfield City Centres with further fast links into London.

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

or via Fouroaks@paulcarrestateagents.co.uk

Porch

Hall

Living Room

4.85m (15'11") x 3.66m (12') max

Dining Room

4.85m (15'11") x 3.51m (11'6")

Kitchen

4.17m (13'8") x 2.41m (7'11")

Garage

Landing

Bedroom 1

4.24m (13'11") x 3.02m (9'11")

Bedroom 2

4.95m (16'3") x 2.92m (9'7")

Bedroom 3

3.12m (10'3") x 1.95m (6'5")

Bathroom





Floor Plan

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

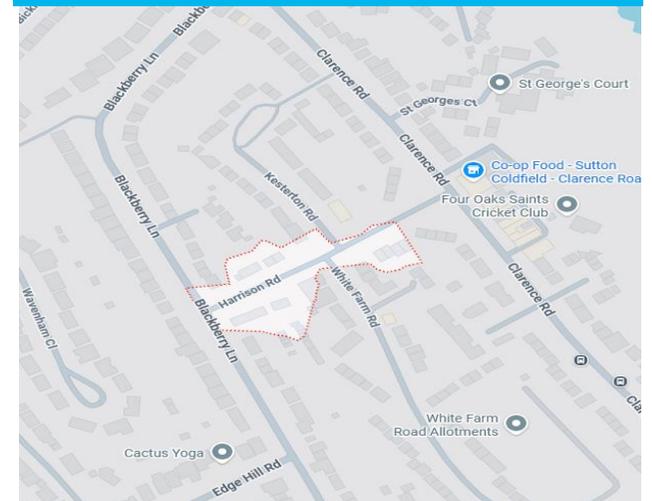


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	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:

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