



**PAUL
CARR**
Estate Agents

Loxley Road, Four Oaks,
Sutton Coldfield, B75 5NX

Guide Price £365,000

This link-detached home has been lovingly owned by the same family since new, spanning over 50 years offering a rare opportunity for a new owner to make it their own.

Inside, the property features a through living–dining room with dual aspect views, creating a bright and welcoming space. The kitchen is well placed to serve the main living areas. Upstairs, there are three bedrooms, each with fitted wardrobes, and a family bathroom to complete the internal accommodation.

Externally, the home benefits from a private rear garden that enjoys a high degree of seclusion. To the front, there is a driveway providing off-road parking, along with a garage for additional storage or vehicle use.

Loxley Road is a fantastic location with open countryside on your doorstep and highly regarded Little Sutton Primary and Arthur Terry Secondary Schools accessible within a short walk. The shops, bars and boutiques of the newly developed Mulberry Walk development are also accessible on foot and nearby train links offer direct routes into Birmingham and Lichfield City Centres.

Tenure: We can confirm the property is Freehold.

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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Sales & Lettings

Hall

Living/Dining Room
7.67m (25'2") x 3.25m (10'8")

Kitchen
2.87m (9'5") x 2.72m (8'11")

Garage

Landing

Bedroom 1
4.80m (15'9") x 2.44m (8')

Bedroom 2
2.72m (8'11") x 2.00m (6'7")

Bedroom 3
2.72m (8'11") max x 2.13m (7')

Bathroom





Floor Plan

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

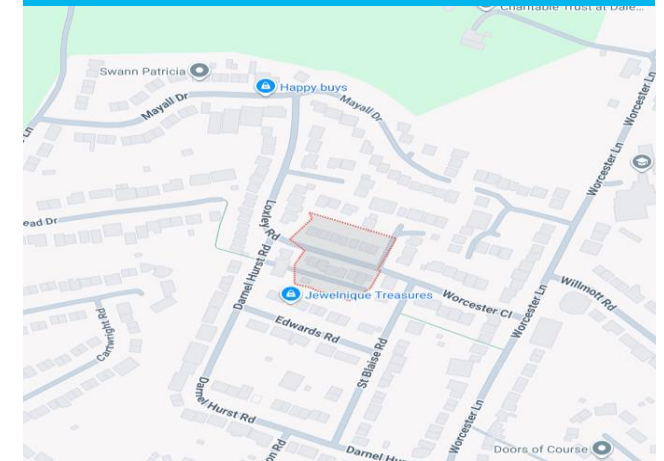


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 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: