



Hathaway Road, Four Oaks,
Sutton Coldfield, B75 5JB

£425,000

Set within a desirable cul-de-sac, this attractive traditional home offers a comfortable and practical layout, ideal for modern living. Well cared for throughout, it's perfectly suited to families or those looking to enjoy a quiet setting and is sold with the benefit of NO UPWARD CHAIN

On the ground floor, the property features a bright front living room enhanced by a bay window that allows plenty of natural light to flow in. To the rear, a separate dining room provides a great space for both everyday meals and entertaining.

The kitchen is thoughtfully designed and connects to a useful utility room, while a downstairs WC and integral garage add extra convenience.

Upstairs, there are two spacious double bedrooms along with a good-sized single room, all filled with natural light. A modern bathroom serves the first floor.

Outside, the rear garden is well kept, and the driveway at the front offers ample off-road parking. Located on Hathaway Road, just off Hill Village Road, the home enjoys close proximity to the amenities at Mulberry Walk, well-regarded schools, and excellent transport connections.

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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Porch

Hall

Living Room 3.71m (12'2") x 3.58m (11'9")

Dining Room 3.76m (12'4") x 3.28m (10'9")

Kitchen 2.51m (8'3") x 2.26m (7'5")

Utility 3.10m (10'2") x 2.21m (7'3")

Garage

WC

Landing

Bedroom 1 3.73m (12'3") x 3.00m (9'10")

Bedroom 2 3.76m (12'4") x 3.00m (9'10")

Bedroom 3 2.57m (8'5") x 2.29m (7'6")

Bathroom





Floor Plan

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

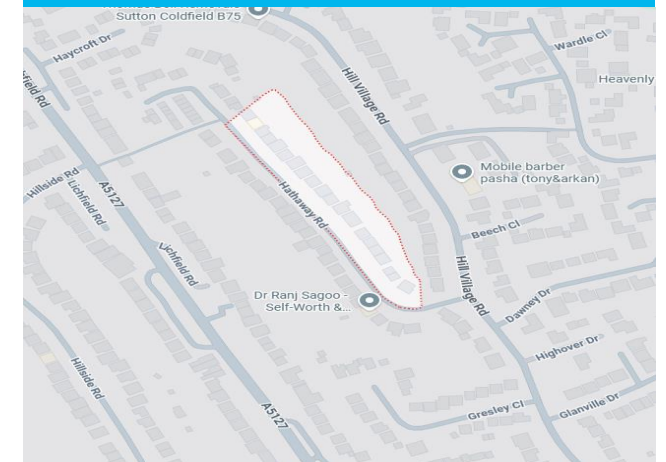


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







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Agent's Note:

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