



**PAUL
CARR**
Estate Agents
Sales & Lettings

Bickley Avenue, Four Oaks,
Sutton Coldfield, B74 4DY

Offers Over £425,000

Tucked away in a quiet cul-de-sac, this stylish and immaculate home offers spacious, well-planned accommodation ideal for modern family living.

Beautifully presented throughout, the property features a bright and welcoming front living room, while to the rear there is a superb open family and dining area perfect for entertaining and everyday life.

The kitchen is well appointed with ample storage, complemented by the convenience of an attached lean to. Upstairs, the home boasts three generous double bedrooms, along with a family bathroom and separate WC.

A private south-facing garden that is not overlooked, creating an ideal space for relaxing and outdoor entertaining in a peaceful residential setting.

Externally, the property benefits from a large driveway providing extensive off-road parking and access to the garage.

Accessed via Clarence Road, the property benefits from outstanding schools for all ages, a range of local amenities and a number of transport links within walking distance of the property.

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

Family Room/Dining Room 5.72m (18'9") x 2.39m (7'10")

Living Room 3.99m (13'1") max x 3.15m (10'4")

Kitchen 2.79m (9'2") x 2.54m (8'4")

Garage

Lean-to 7.05m (23'2") x 1.24m (4'1")

Landing

Bedroom 1 3.96m (13') x 3.33m (10'11")

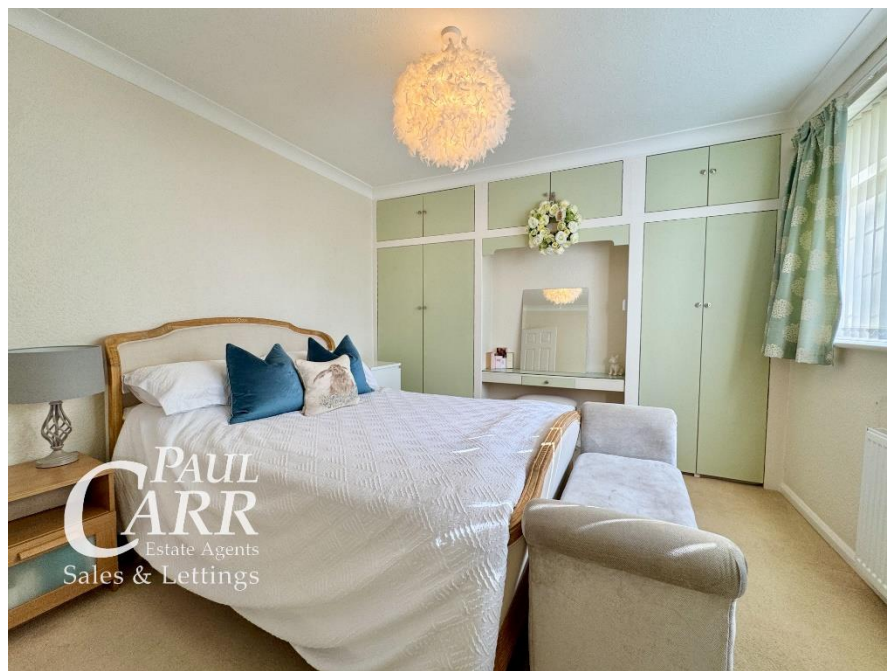
Bedroom 2 3.56m (11'8") x 3.38m (11'1")

Bedroom 3 2.78m (9'1") x 2.62m (8'7")

Bathroom

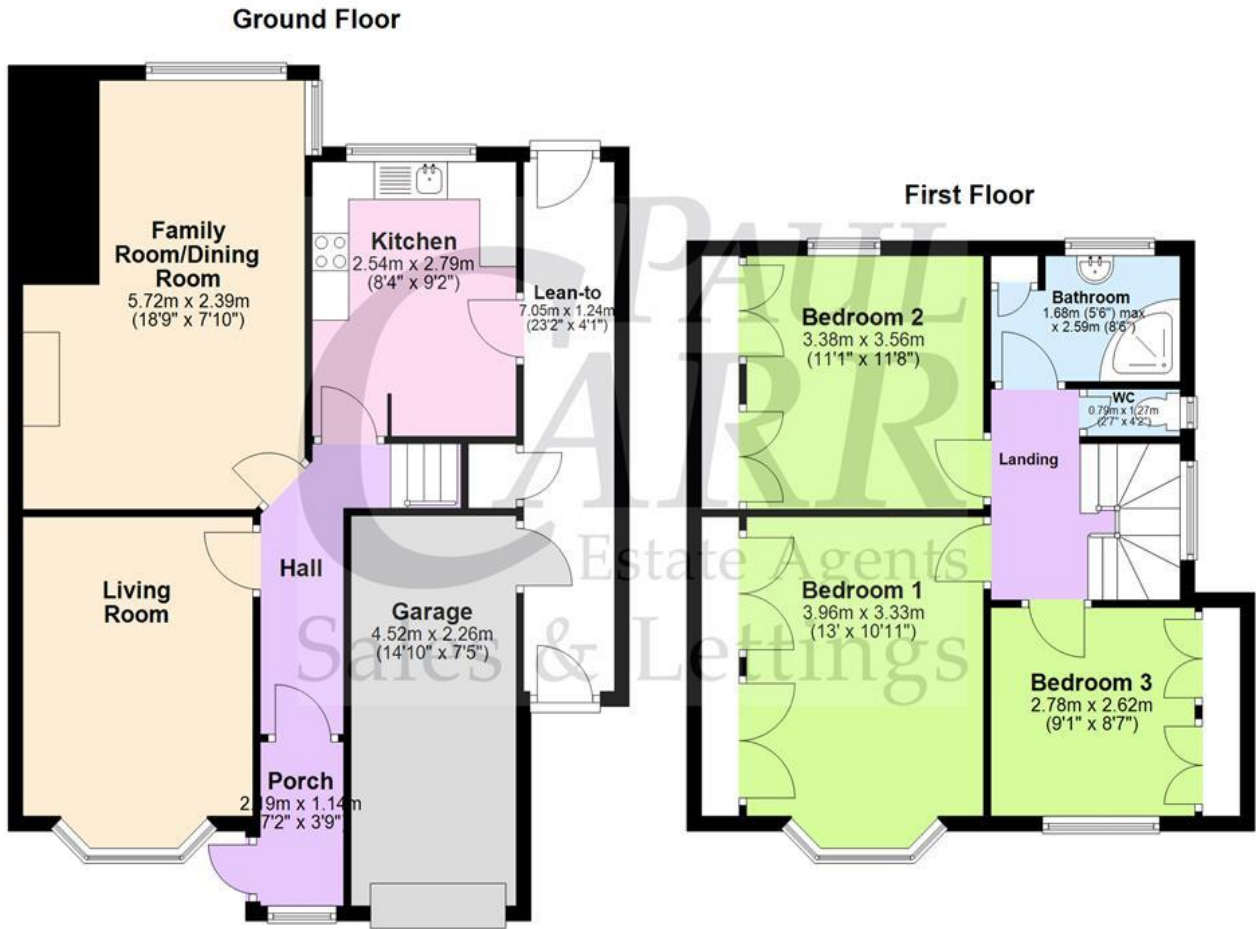
WC





Floor Plan

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

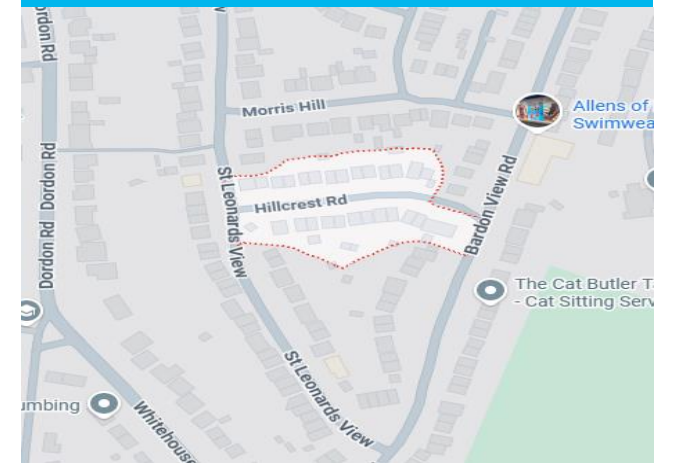


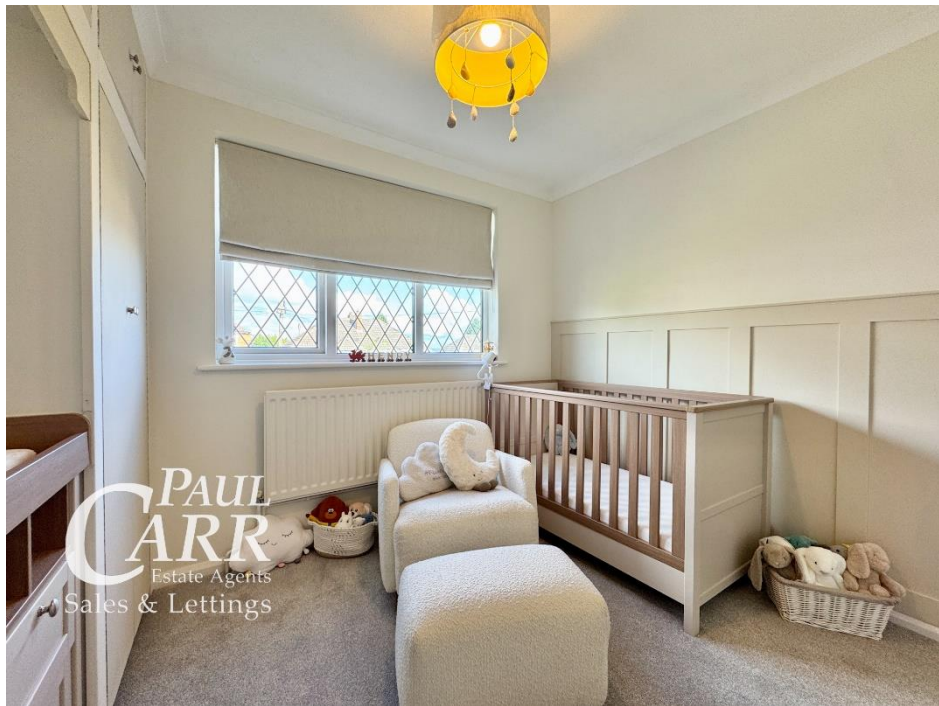
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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	65 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.