



Norfolk Road, Four Oaks,  
Sutton Coldfield, B75 6SQ

Offers in Excess of £450,000

First time in the market since 55 years - Set on a generous plot and tucked behind secure gates, this delightful bungalow offers a truly warm and homely feel from the moment you arrive.

With no upward chain, it's ready for a smooth and stress-free move. Inside, the property boasts a spacious living room filled with natural light—perfect for relaxing evenings—alongside a welcoming dining room ideal for family meals or entertaining guests. The kitchen is well-proportioned and practical, offering plenty of space for everyday living, and further provides access to the double garage. There are three comfortable bedrooms, each with large windows allowing in a wealth of natural light, as well as a bathroom designed for convenience.

Outside, the large plot offers fantastic potential, whether you envision beautiful gardens, outdoor seating areas, or simply space to enjoy the peace and privacy this charming home provides.

Accessed via Little Sutton Lane within, Mulberry walk is only a short drive away and provides comprehensive shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups including highly regarded Primary Schools.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



**PAUL  
CARR**  
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**Porch**

**Hall**

**Living/Dining Room**  
7.25m (23'9") x 3.72m (12'3")

**Kitchen**  
4.29m (14'1") x 2.79m (9'2")

**WC**

**Sun Room**

**Double Garage**

**Inner Hallway**

**Bedroom 1**  
4.01m (13'2") x 3.15m (10'4")

**Bedroom 2**  
4.37m (14'4") x 2.46m (8'1")

**Bedroom 3**  
3.15m (10'4") x 2.39m (7'10")

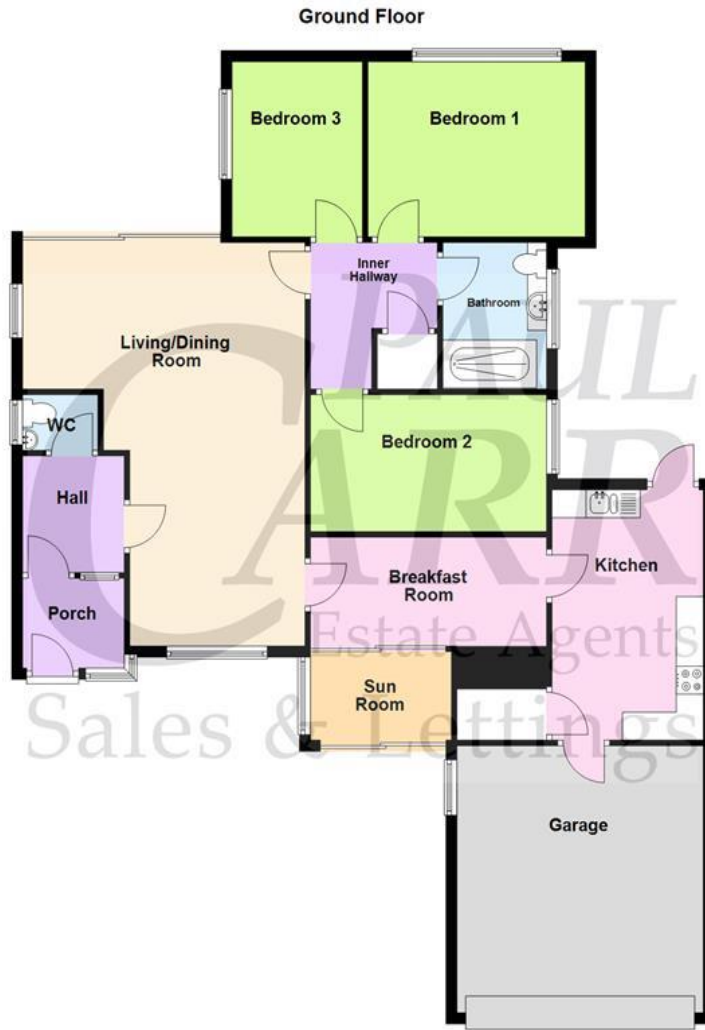
**Bathroom**





# Floor Plan

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

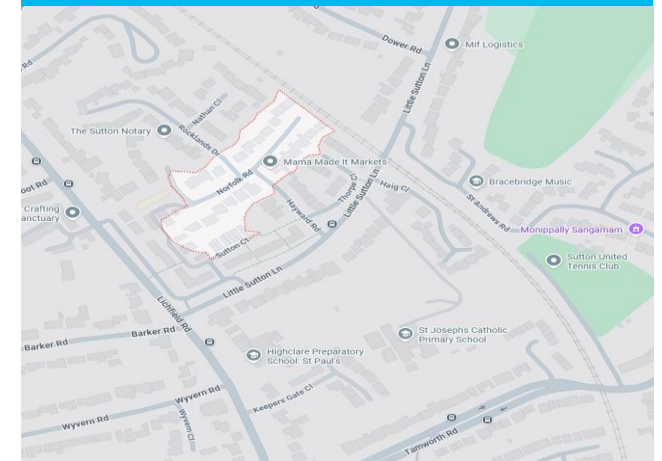


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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>81 B</b>
69-80	<b>C</b>	<b>74 C</b>	
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## 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.

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