



**PAUL
CARR**
Estate Agents
Sales & Lettings

Clarence Road, Four Oaks,
Sutton Coldfield, B74 4LU

Offers Over £400,000

A lovely three-bedroom detached cottage offering potential to modernise throughout and enjoys generous living space and a welcoming layout, making it an ideal family home. With plenty of room to relax, entertain and enjoy everyday life, the property combines traditional cottage character with practical accommodation.

As you enter the property, the cosy living room is situated to the left, providing a comfortable space for relaxing and spending time together. To the right is the spacious kitchen and dining area, well suited to everyday family meals and entertaining. A convenient downstairs WC completes the ground floor. Upstairs, the property offers three generously sized double bedrooms, providing excellent accommodation for families or those looking for additional space. There is also a family bathroom serving the bedrooms.

Outside, the property benefits from a private driveway running alongside the cottage, providing convenient off-road parking, together with a double garage offering additional parking or useful storage space.

With its traditional detached cottage feel, generous bedrooms and practical living spaces, this welcoming property offers a comfortable and versatile home with excellent accommodation both inside and out.

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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Hall

Living Room

3.96m (13') x 3.84m (12'7")

Dining Room

3.94m (12'11") x 2.77m (9'1")

Kitchen

4.01m (13'2") x 2.77m (9'1")

WC

1.63m (5'4") x 0.99m (3'3")

Garage

7.99m (26'3") x 4.83m (15'10") max

Landing

Bedroom 1

3.96m (13') x 3.84m (12'7")

Bedroom 2

3.94m (12'11") max x 2.77m (9'1")

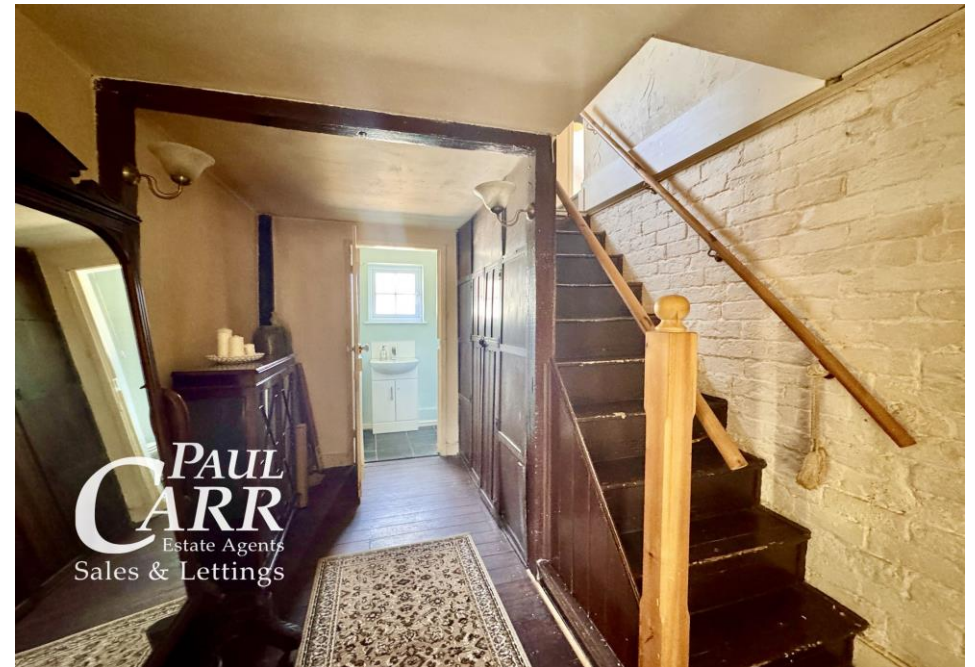
Bedroom 3

3.68m (12'1") x 2.77m (9'1")

Bathroom

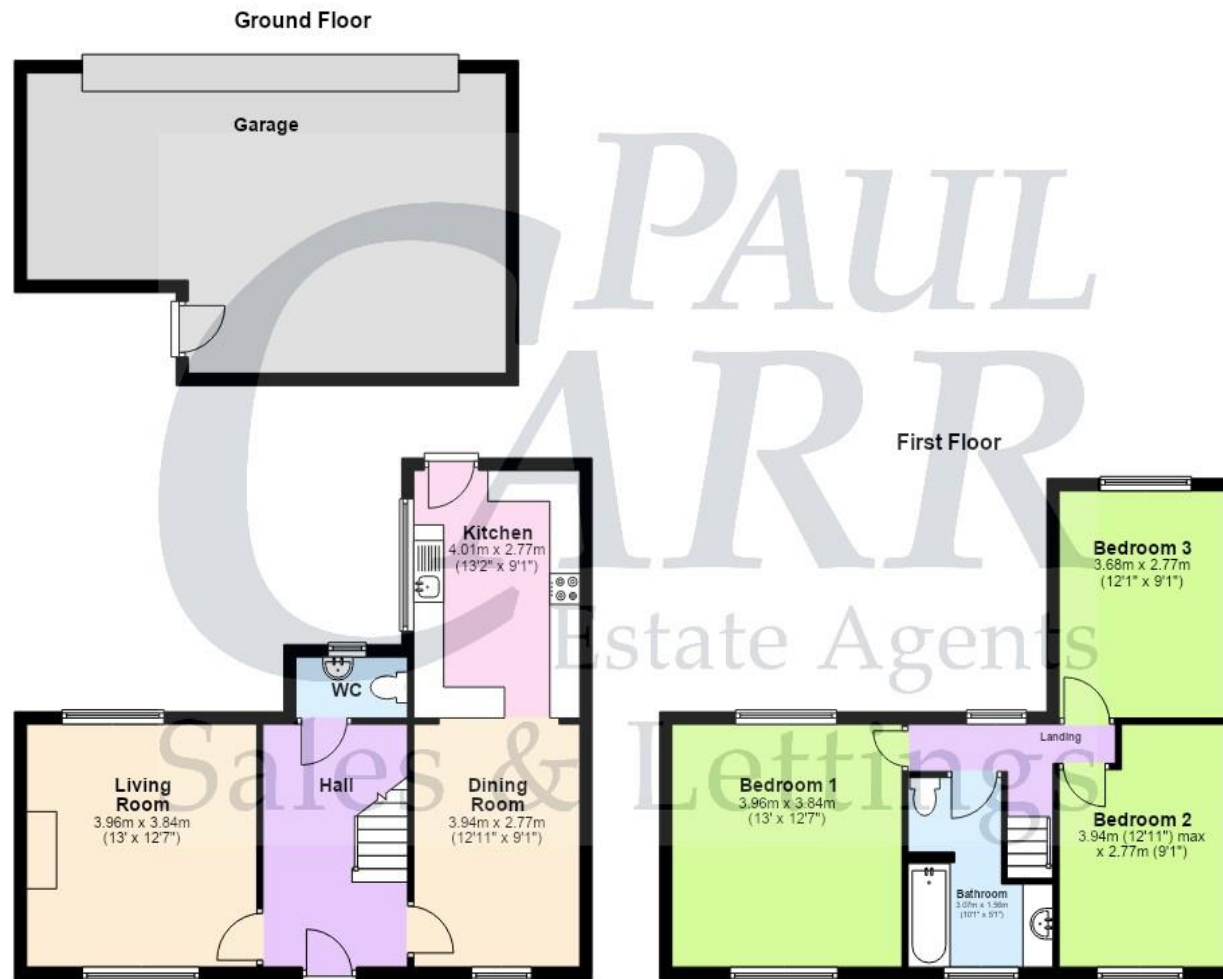
3.07m (10'1") x 1.56m (5'1")





Floor Plan

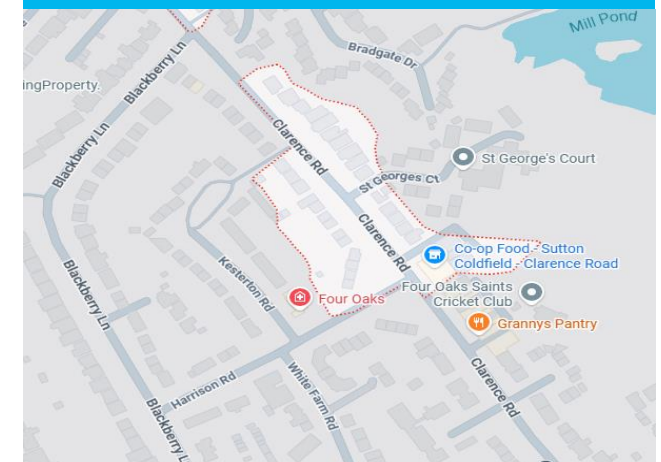
This floor plan is not drawn to scale and is for illustration purposes only



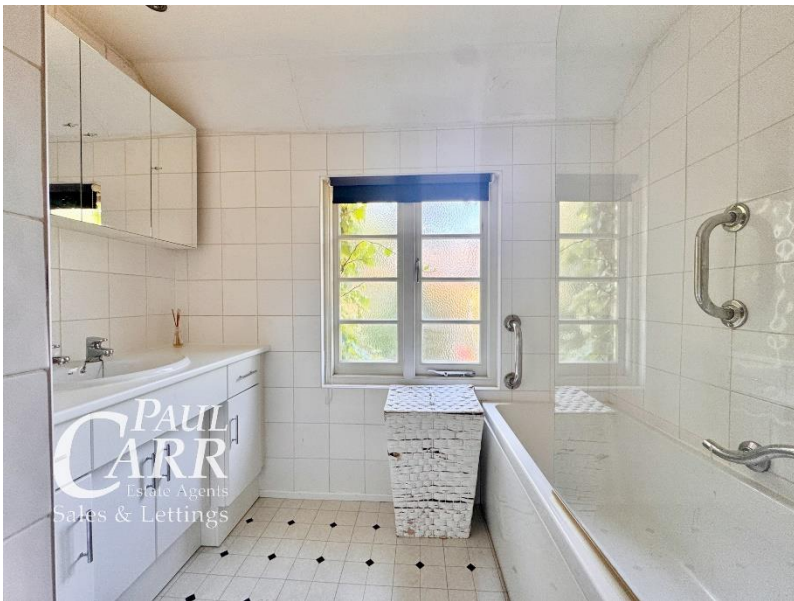
This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Performance Rating

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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