



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

Worcester Lane, Four Oaks,  
Sutton Coldfield, B75 5NJ

Offers in Excess of £400,000

**A well-presented three-bedroom semi-detached family home offered for sale with no upward chain.**

This attractive property offers excellent potential for extension (subject to planning) and provides spacious accommodation throughout.

The ground floor comprises a welcoming entrance hall, a bright through lounge/dining room, a conservatory overlooking the rear garden, a well-appointed breakfast kitchen featuring granite worktops, and a convenient downstairs WC.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a garage, ample off-road parking, and a particularly generous rear garden, offering an ideal space for families, entertaining, or future expansion.

With Ofsted Outstanding, Little Sutton Primary just a few minutes walk from your doorstep, the house couldn't be better located for schools, shops and transport links. Nearby Mere Green has a stylish array of same that is not to be missed.

Early viewing is highly recommended to appreciate the accommodation and potential on offer.

**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)**



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Porch

Hall

Living/Dining Room 7.21m (23'8") x 3.10m (10'2")

Kitchen 5.18m (17') x 3.51m (11'6") max

Conservatory 3.10m (10'2") x 2.97m (9'9")

WC 1.45m (4'9") x 0.76m (2'6")

Garage

Landing

Bedroom 1 3.61m (11'10") x 3.10m (10'2")

Bedroom 2 3.45m (11'4") x 2.74m (9')

Bedroom 3 2.45m (8'1") x 1.88m (6'2")

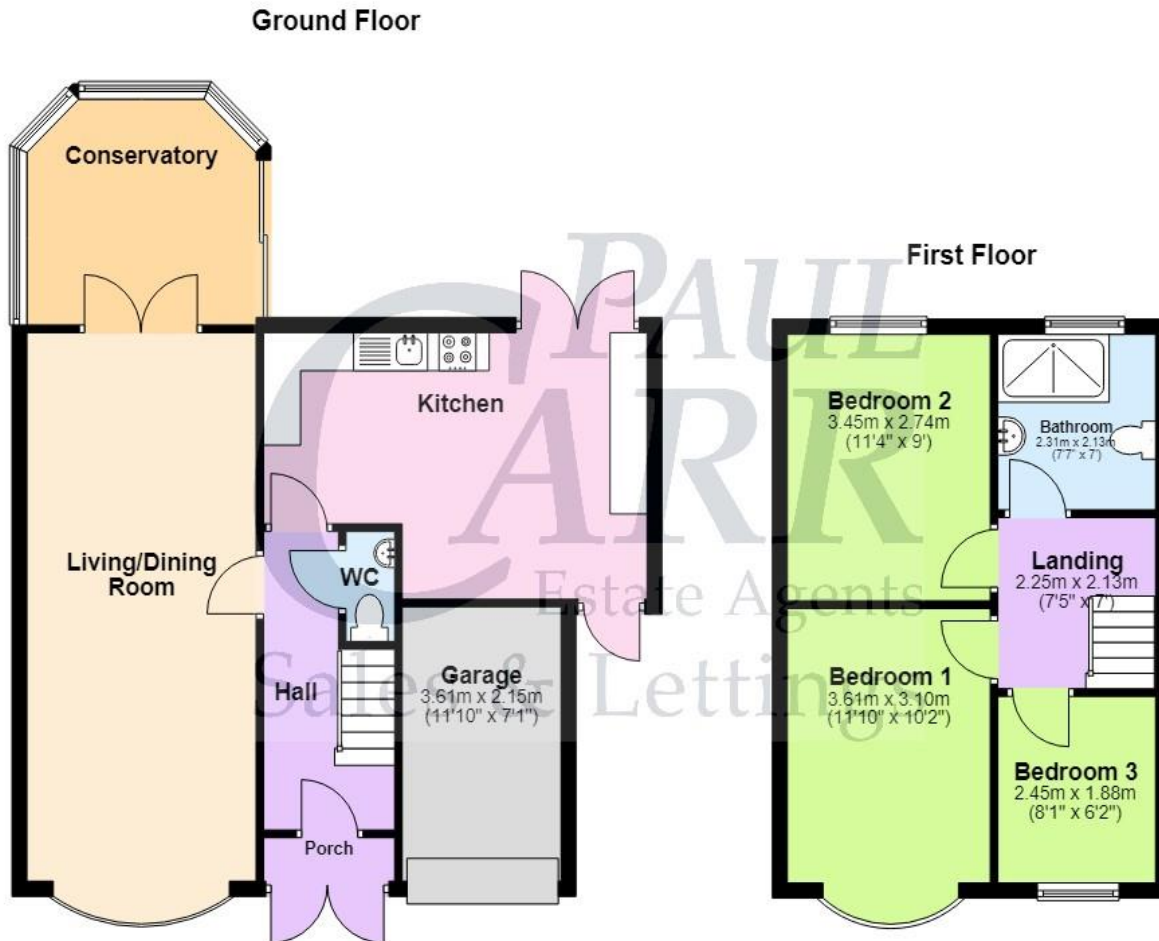
Bathroom 2.31m (7'7") x 2.13m (7')





# Floor Plan

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

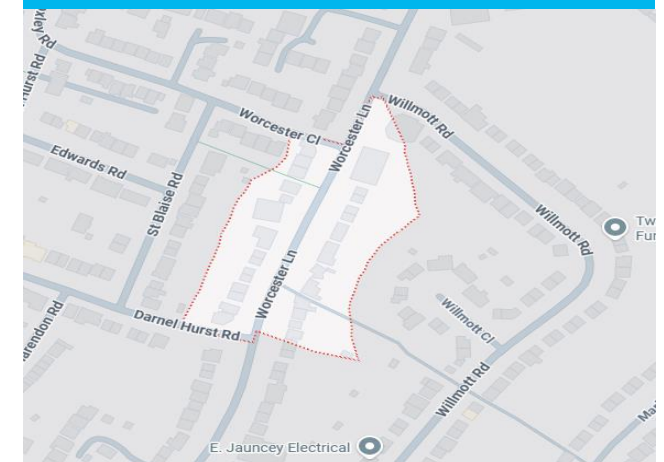


Total area: approx. 102.3 sq. metres (1101.2 sq. feet)

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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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