



Clarendon Road, Four Oaks,  
Sutton Coldfield, B75 5LA

**£275,000**

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Life at Clarendon Road offers peace and privacy, hidden away, at the very end of a quiet cul-de-sac in a calm residential setting.

With no upward chain, the home is well suited for a smooth and straightforward purchase and ideal for first time buyers or a young family.

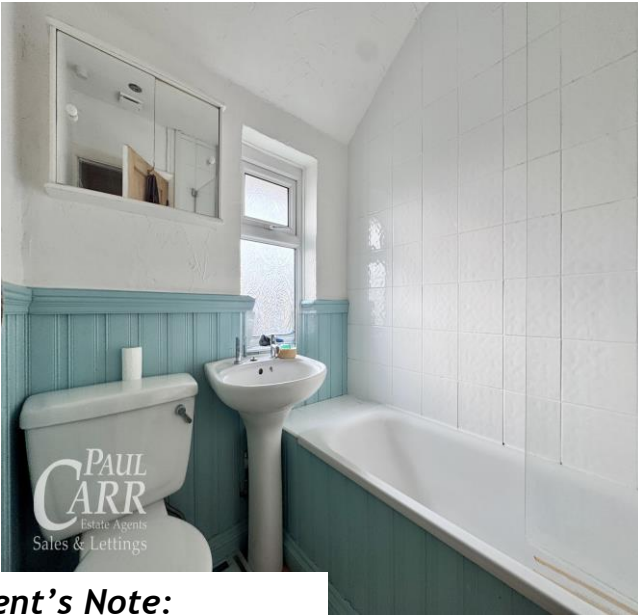
The accommodation begins with a living room to the front, providing a comfortable and welcoming space to unwind. To the rear, a breakfast kitchen forms the heart of the home, offering practical space for cooking and casual dining, and it flows naturally into a bright conservatory that overlooks the garden—perfect for enjoying natural light year-round.

Upstairs, the property features three generously sized double bedrooms, all offering flexibility for family living, guests, or home working. A well-appointed family bathroom completes the first floor.

The rear garden is well maintained. There is an alley way to the side that provides access to the front drive.

Clarendon Road is situated within easy walking distance of highly regarded Primary schools and further complimented by local amenities including shops on Little Sutton Lane. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham.





## Property Specification

NO UPWARD CHAIN  
Living room with bow window  
Breakfast kitchen  
conservatory  
3 DOUBLE bedrooms

Hall

Living Room  
3.61m (11'10") x 3.33m (10'11")

Breakfast Kitchen  
4.57m (15') max x 3.30m (10'10")

Conservatory

Landing

Bedroom 1  
3.16m (10'4") x 2.79m (9'2")

Bedroom 2  
3.35m (11') x 2.79m (9'2")

Bedroom 3  
2.79m (9'2") x 2.44m (8')

Bathroom

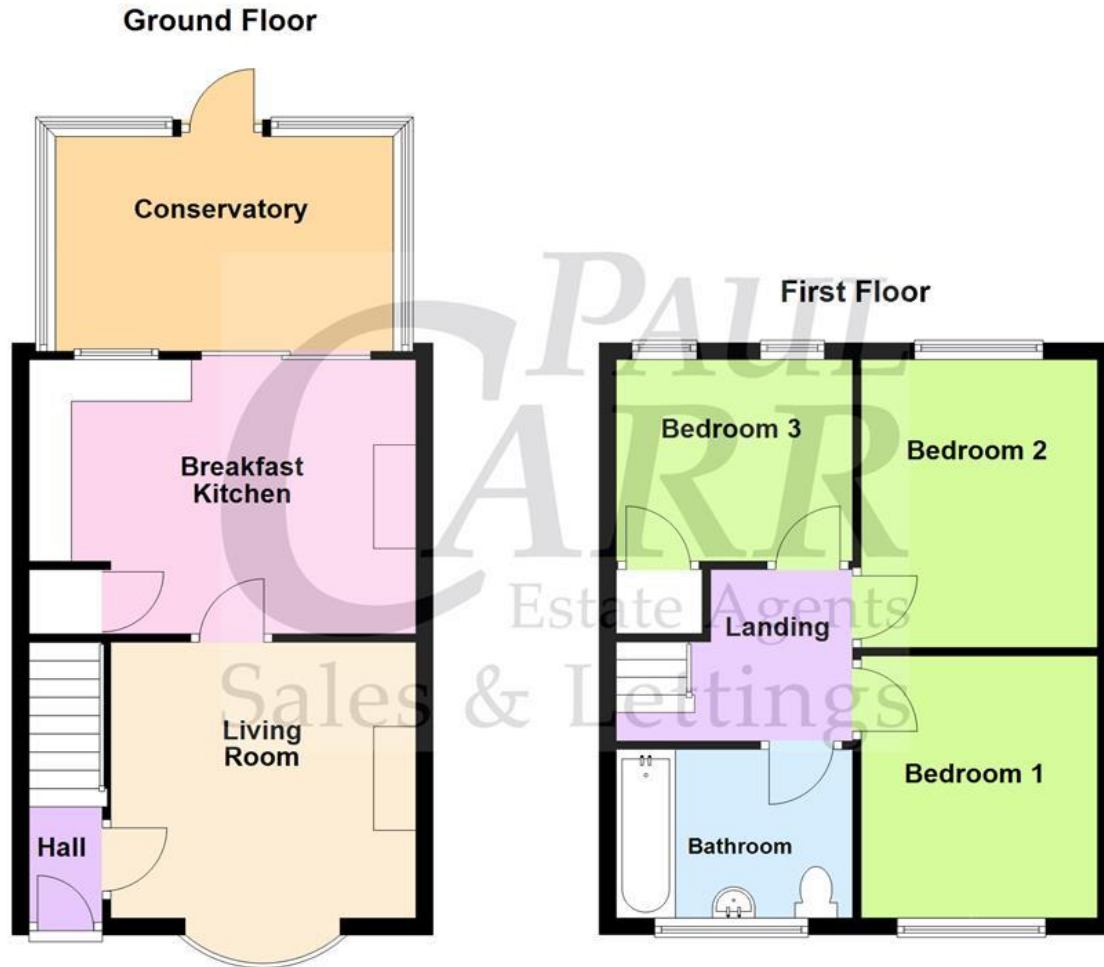
### Agent's Note:

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.

# 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 Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

