



**PAUL
CARR**
Estate Agents
Sales & Lettings

Lichfield Road, Four Oaks,
Sutton Coldfield, B74 4EG

£495,000

This charming, character-filled home offers far more space than first meets the eye. A wonderful blend of character, space, and contemporary style, this is a home that must be viewed to be fully appreciated.

Inside, the deceptively spacious accommodation begins with a cosy living room featuring a beautiful fireplace, perfect for relaxing evenings. The heart of the home is the stylish, modern kitchen and dining area, complemented by a matching utility room, while a separate pantry provides excellent additional storage. A dedicated home office offers an ideal space for remote working or studying.

Upstairs, the property boasts three well-proportioned bedrooms and a family bathroom, providing comfortable accommodation for a growing family.

Outside, the stunning rear tiered garden is a true highlight, offering a beautifully maintained and private space to relax, entertain, or enjoy the outdoors. The garage and driveway complete the accommodation.

Set back on a convenient lay-by, it combines period charm with modern living, creating a warm and welcoming family home.

Lichfield Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

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

or via Fouroaks@paulcarrestateagents.co.uk



**PAUL
CARR**
Estate Agents
Sales & Lettings

Porch

Hall

Living Room 4.29m (14'1") x 3.77m (12'4")

Kitchen/Dining Area
6.43m (21'1") x 2.79m (9'2")

Utility
5.13m (16'10") x 2.21m (7'3")

Office
2.21m (7'3") x 2.13m (7')

Garage
4.62m (15'2") x 2.21m (7'3")

WC
1.65m (5'5") x 0.71m (2'4")

Landing

Bedroom 1
4.29m (14'1") x 3.67m (12')

Bedroom 2
3.67m (12') x 3.05m (10')

Bedroom 3
2.74m (9') x 2.29m (7'6")

Bathroom
2.66m (8'9") x 2.01m (6'7")

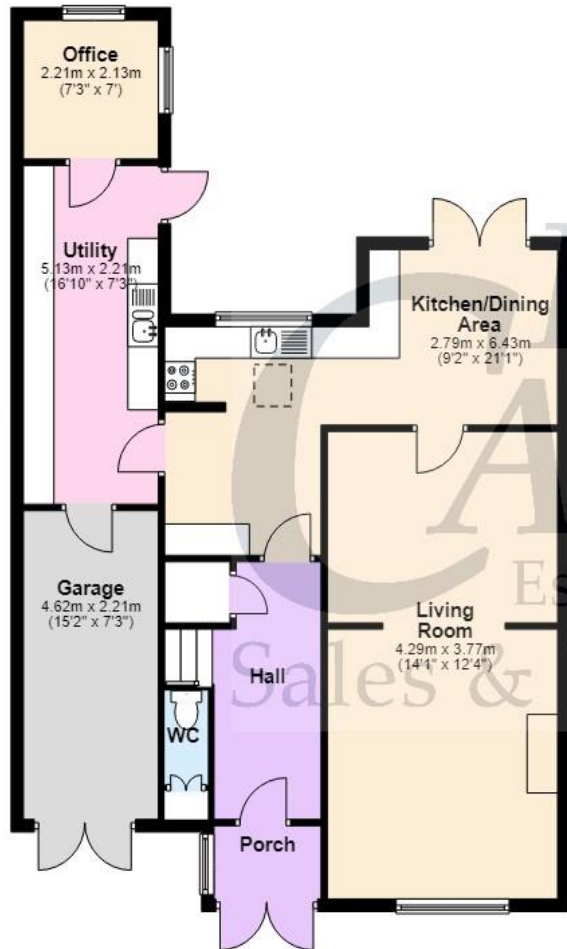




Floor Plan

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

Ground Floor



First Floor

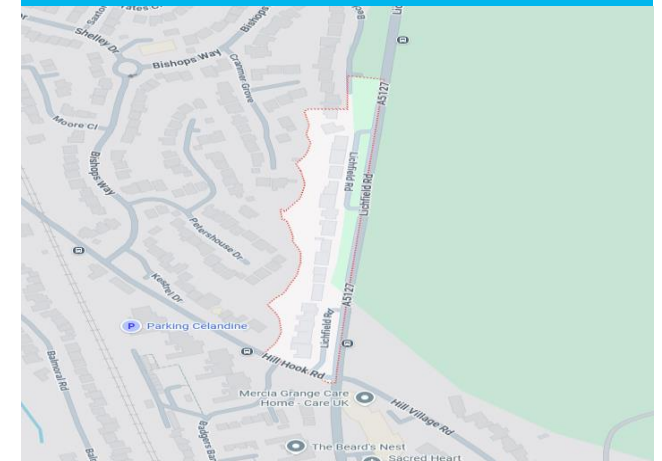


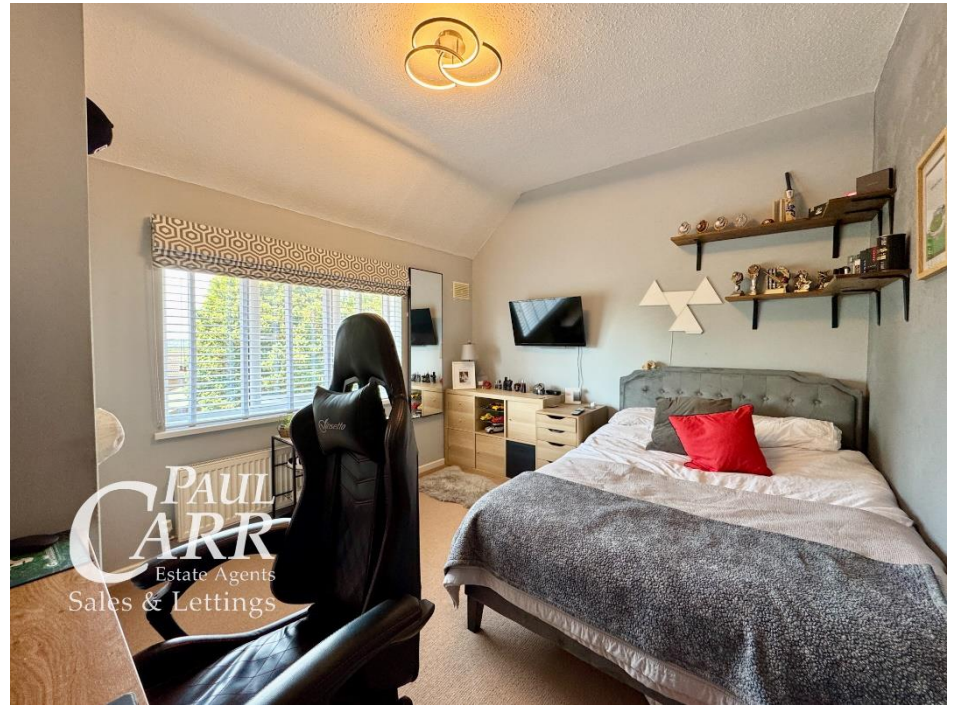
Total area: approx. 136.2 sq. metres (1466.0 sq. feet)

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:

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.