



Clarence Road, Four Oaks
Sutton Coldfield, B74 4LT

Offers in the Region Of £325,000

Four Oaks

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Paul Carr Estate Agents are delighted to offer for sale this impressive four bedroom semi-detached family home. Located in a sought after area on the ever popular Clarence Road, this property not only boasts spacious accommodation throughout, but is also within walking distance of local shops, schools, and transport links.

Approached via the paved driveway with ample parking space, the accommodation briefly comprises of an entrance porch and hall, and spacious lounge with large bright windows. There is a fitted kitchen to the rear with views of the garden, and a separate dining room with sliding doors into the garden, and a door into the deceptively large garage.

To the first floor are four brilliant size bedrooms, the master with impressive sky light, and a modern tastefully fitted shower room. To the rear is the garden with social patio area, lawn, and private fenced enclosure.



Property Specification

FOUR BEDROOM SEMI-DETACHED FAMILY HOME
SOUGHT AFTER LOCATION ON A KEY ROAD
BRIGHT LOUNGE
LARGE FITTED KITCHEN AND SEPARATE DINING ROOM
SPACIOUS GARAGE WITH AMPLE STORAGE/PARKING
SPACE



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: 2nd July 2021

Porch

Hall

Lounge

15' 3" x 12' 5" (4.65m x 3.79m max (3.17 min))

Kitchen

15' 7" x 7' 3" (4.74m x 2.22m)

Dining Room

13' 5" x 10' 6" (4.09m x 3.21m)

Bedroom 1

13' 5" x 13' 0" (4.08m x 3.96m)

Bedroom 2

12' 2" x 8' 10" (3.72m x 2.68m)

Bedroom 3

10' 9" x 8' 9" (3.28m x 2.67m)

Bedroom 4

8' 11" x 6' 8" (2.71m x 2.02m)

Shower Room

7' 5" x 6' 6" (2.26m x 1.99m)

Integral Double Garage

17' 8" x 13' 3" (5.39m x 4.04m)

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

