



Aylesford Drive, Four Oaks,
Sutton Coldfield, B74 4LS

Offers in Excess of £350,000

Offered for sale within this quiet cul-de-sac location adjacent to the Four Oaks Cricket Club, this extended semi-detached home occupies a corner position within easy reach of highly regarded schools for all age groups, the shops situated on the Clarence Road, as well as the local nature reserve.

This truly deceptive home consists of a welcoming reception hall, a beautiful living room and a bright kitchen with pantry overlooking the garden, and further provides access to the dining room – all decorated really well and ready to be moved into. The first floor accommodation comprises three bedrooms and a modern bathroom.

Outside the private rear garden comprises a large paved patio area with lawn beyond, whilst to the fore the front drive gives way to the garage to side.

Aylesford Drive is located within a highly sought after area for access to local primary and secondary schools, local amenities and public transport links.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

4.65m (15'3") x 3.78m (12'5") max

Kitchen

4.72m (15'6") x 2.24m (7'4")

Dining Room

3.47m (11'4") x 2.46m (8'1")

Garage

Landing

Bedroom One

3.28m (10'9") x 2.64m (8'8")

Bedroom Two

3.68m (12'1") x 2.64m (8'8")

Bedroom Three

2.67m (8'9") x 1.98m (6'6")

Bathroom





Floor Plan

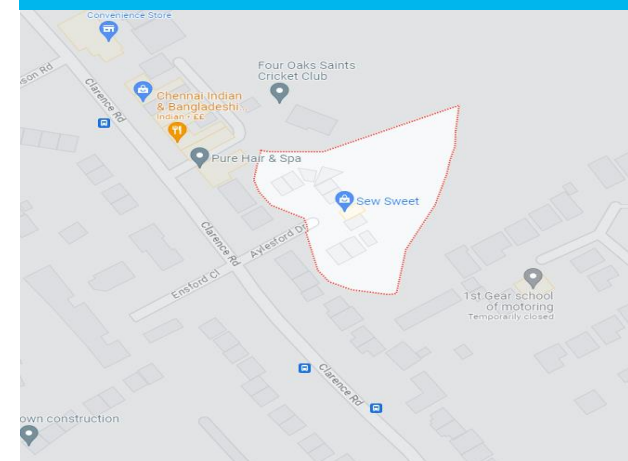
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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: