



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

Guide Price £300,000

Set over two floors this property retains character throughout with high ceilings, ideal for first time buyers, investors or anyone looking to downsize!

There are two generous reception rooms – a lounge to the front and a dining room to the rear – both spacious with high ceilings The kitchen is a fantastic size with wall and base units and further provides access to the rear garden. The first floor encompasses two bedrooms, and a bathroom with both bathtub and separate shower completes this floor.

Outside the private rear garden, with paved patio has a large lawn beyond, and a good selection of fully stocked borders. To the fore the driveway provides ample off road parking.

Set in the Heart of Mere Green within easy reach of the local shops and amenities, close to transport links as well as highly regarded schools for all age groups, this deceptively spacious period semi-detached home must be viewed to appreciate the well planned accommodation on offer.

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

or via Fouroaks@paulcarrestateagents.co.uk



Living Room
3.51m (11'6") x 3.35m (11') max

Dining Room
3.73m (12'3") x 3.51m (11'6")

Kitchen
4.04m (13'3") x 2.13m (7')

Landing

Bedroom 1
3.51m (11'6") x 2.00m (6'7")

Bedroom 2
3.78m (12'5") x 2.62m (8'7")

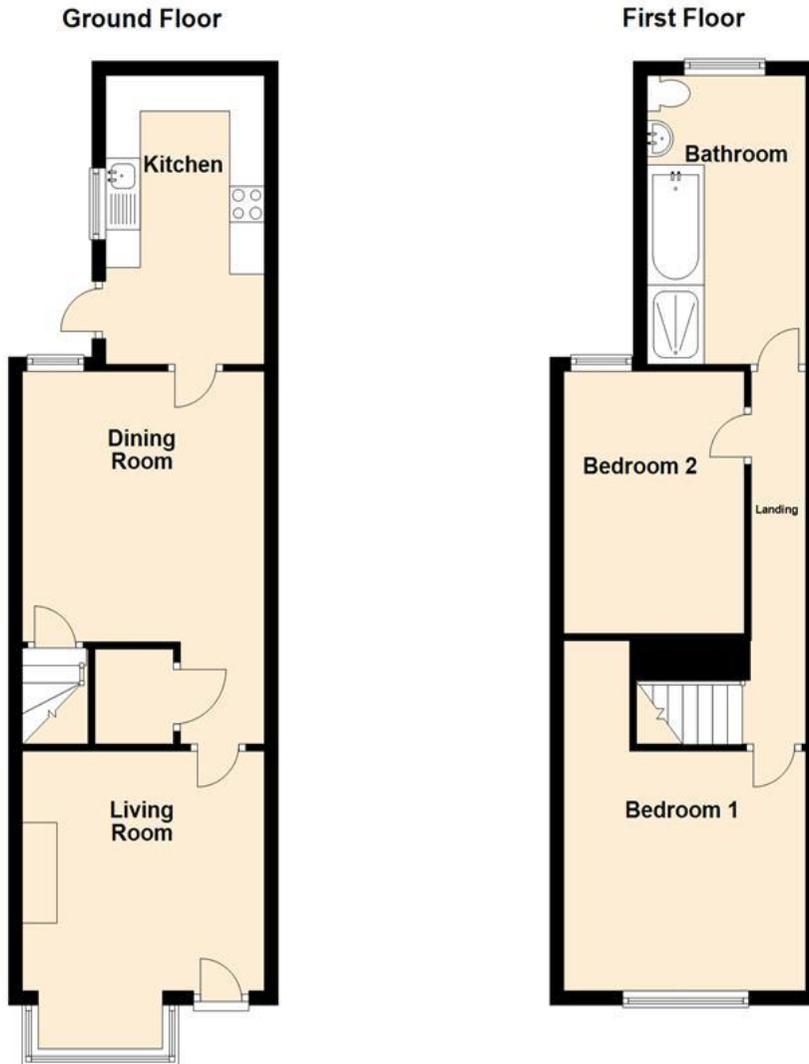
Bathroom





Floor Plan

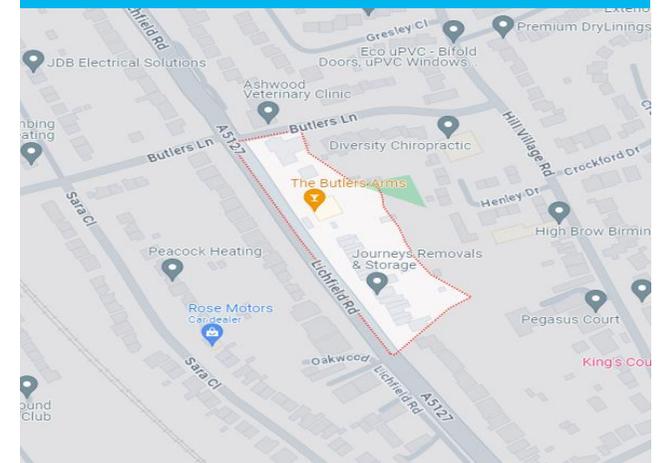
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	51 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: