



Marlpit Lane, Four Oaks,
Sutton Coldfield, B75 5PH

Offers in Excess of £400,000

Occupying a sought after location ideal for access to local schools, this spacious three bedroom semi detached family home is not to be missed.

This home features a spacious living room with double doors leading to a dining room, currently utilized as an office. The kitchen is spacious and well fitted and the utility room, and WC offer practicality, while a garage provides additional parking or storage. Upstairs, the first floor landing leads to three bedrooms, all and a fully tiled bathroom.

Outside, a well-maintained rear garden complements the expansive driveway, completing this charming home.

Marlpit Lane is approached via Slade Road and occupies an established and highly sought-after location within Four Oaks. Mulberry Walk in Mere Green provides a comprehensive range of amenities including shops, supermarkets, pubs and bistro dining. The area is well served by well regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks train station is nearby and provides commuters with ease of access to Birmingham and Lichfield city centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room

5.38m (17'8") x 4.25m (13'11") max

Dining Room

3.89m (12'9") x 2.64m (8'8")

Kitchen

5.33m (17'6") max x 4.42m (14'6")

WC

Utility

3.57m (11'9") x 1.70m (5'7")

Garage

Landing

Bedroom 1

3.51m (11'6") x 2.77m (9'1")

Bedroom 2

3.28m (10'9") x 2.77m (9'1")

Bedroom 3

2.54m (8'4") x 2.51m (8'3")

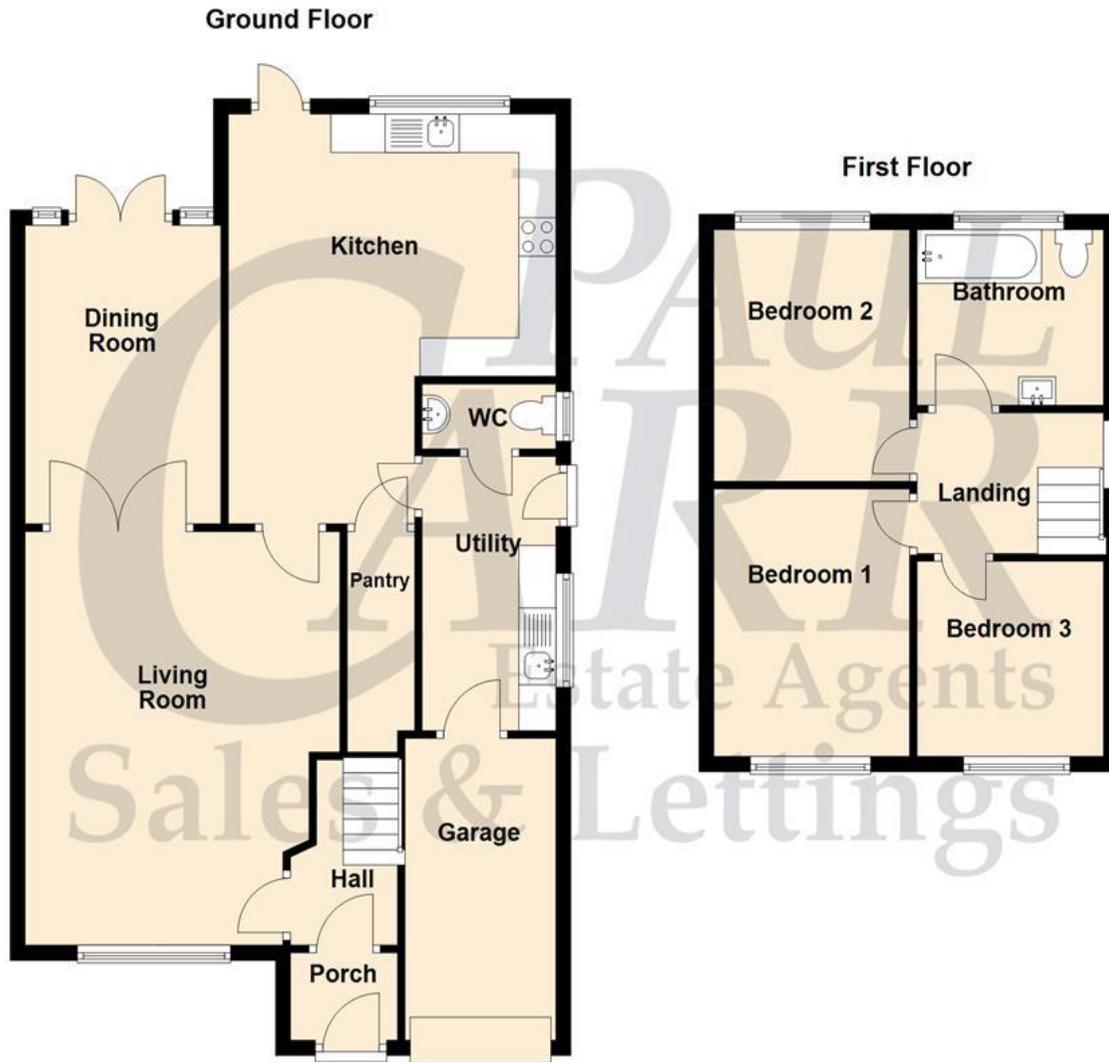
Bathroom





Floor Plan

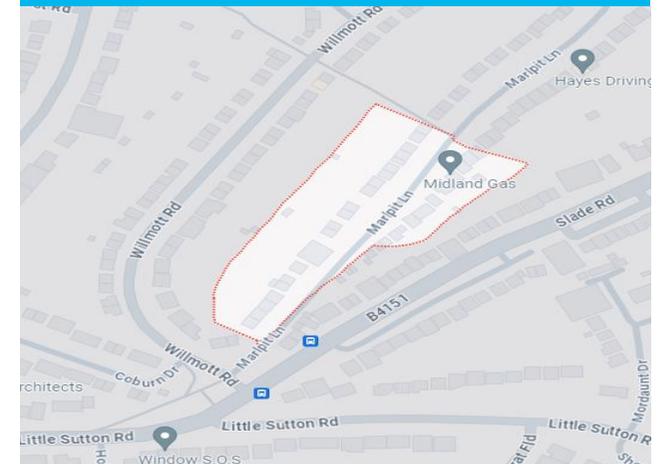
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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: