



Hillmorton Road, Four Oaks,  
Sutton Coldfield, B74 4SG

Offers in Excess of £390,000

Ideal Location, tick! Beautifully landscaped gardens, tick! No Upward Chain, tick! This Bungalow could be your future home. Don't miss out on a property that has so much to offer, call now or book a viewing!

Located in a desirable and sought-after area of Four Oaks within the catchment for the highly regarded Arthur Terry secondary school, the property enjoys an open outlook towards Hill West primary playing fields and requires inspection to be appreciated. The property comprises a comfortable lounge with double casement doors opening to the rear garden. The kitchen boasts quality integrated appliances and access the side of the home, two well-proportioned bedrooms. Well maintained gardens, a garage and ample off street parking complete the home.

Hillmorton Road lies within the catchment of a good choice of schooling for both primary and secondary age groups, walking distance of a local bus service, and the comprehensive amenities at Mulberry Walk in Mere Green. The nearest train station on foot is accessible via Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Porch

Hall

Living Room

4.32m (14'2") x 3.28m (10'9")

Breakfast Kitchen

4.80m (15'9") x 2.55m (8'5") max

Bedroom 1

3.48m (11'5") max x 3.38m (11'1")

Bedroom 2

3.48m (11'5") x 2.90m (9'6")

Bathroom

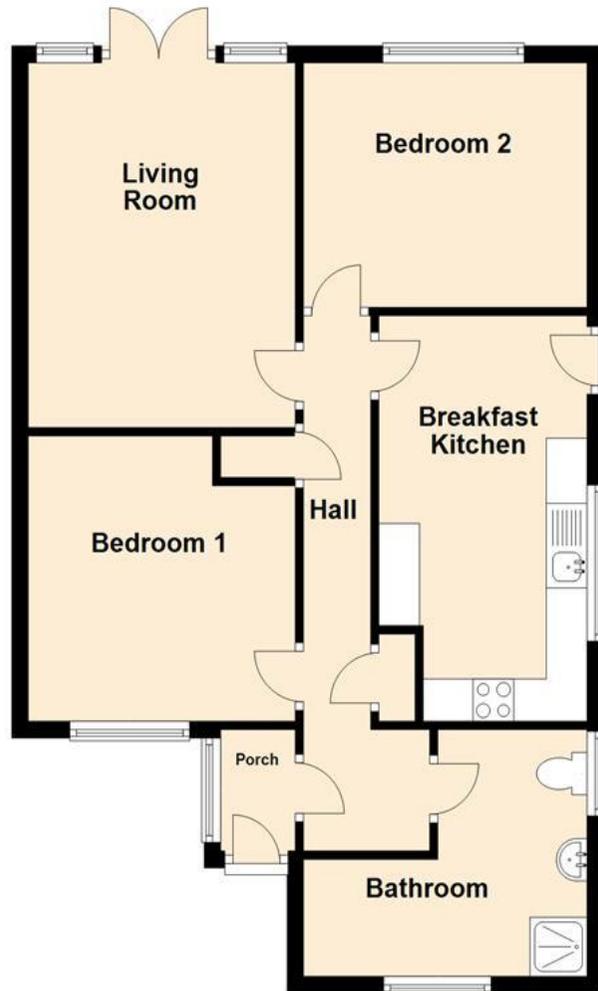




# Floor Plan

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

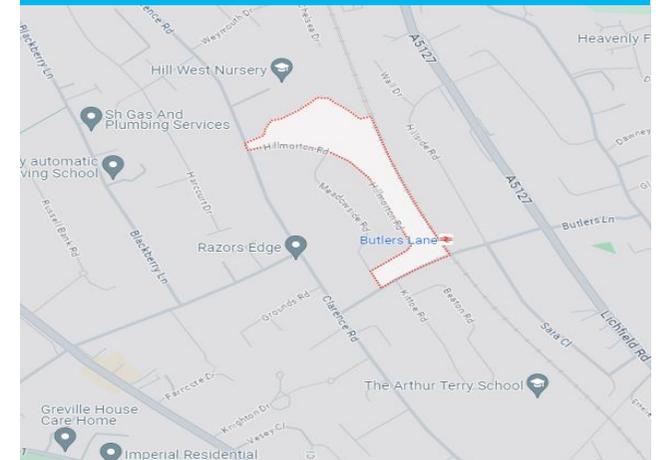
Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	46 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: