



Blackberry Lane, Four Oaks,  
Sutton Coldfield, B74 4JE

**£375,000**



This home is a blend of elegance, comfort and practicality, creating a home that is both inviting and stylish.

This newly refurbished house boasts a fresh, modern look with numerous upgrades. Every detail has been thoughtfully considered, from brand-new doors and windows to upgraded radiators and plumbing. The electrical system has also been fully rewired, ensuring the home is as functional as it is stylish. The heart of the house is a chic, contemporary kitchen featuring a sleek Franke sink, perfect for those who appreciate quality design and functionality. Adjacent to the kitchen is a pantry, complete with an automatic motion-sensing light, adding a touch of convenience and efficiency.

The open-plan living with a log burner and dining area with sky light windows with a self cleaning glass provides a spacious, airy feel, ideal for both relaxing and entertaining. The space likely offers plenty of natural light, complemented by the home's modern fixtures and fittings, making it a comfortable and inviting area for daily life. The extended bathroom is extremely stylish and boasts both a shower cubicle as well as a bath tub. The ground floor accommodation is completed by a utility area with Blanco sink and plumbing/ventilation for washing machine and dryer and a welcoming hall.

To the first floor are three good size bedrooms, all enjoying new carpets and large windows. The wc and airing cupboard complete this floor.

The rear garden is in sync with the internal accommodation. It has been levelled and re turfed and further enjoys a vegetable and herb patch which is already producing tasty fruit and vegetables. It further enjoys a large lawned space with a brand new patio perfect for entertaining and has new specialist outdoor lighting and has also has 2 mature olive trees planted.

To the fore the driveway provides off road parking for more than three cars.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and offer direct routes into 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



Hall

Living Room  
5.16m (16'11") x 3.48m (11'5")

Dining Room  
4.17m (13'8") x 2.17m (7'2")

Kitchen  
5.16m (16'11") x 3.63m (11'11") max

Utility  
2.21m (7'3") x 1.65m (5'5")

Bathroom

Landing

Bedroom 1  
3.48m (11'5") x 3.23m (10'7")

Bedroom 2  
3.18m (10'5") x 2.62m (8'7")

Bedroom 3  
3.20m (10'6") x 1.80m (5'11")

WC

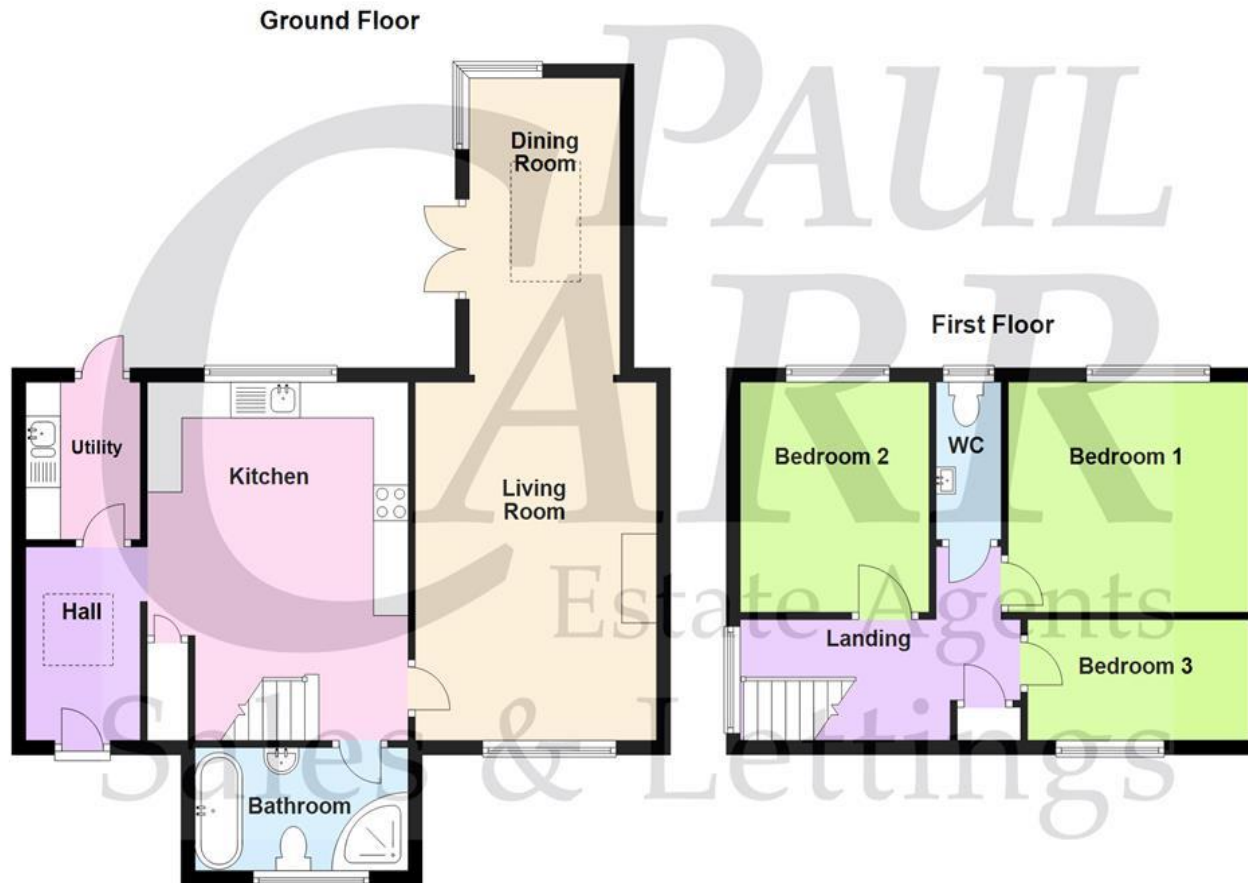






# Floor Plan

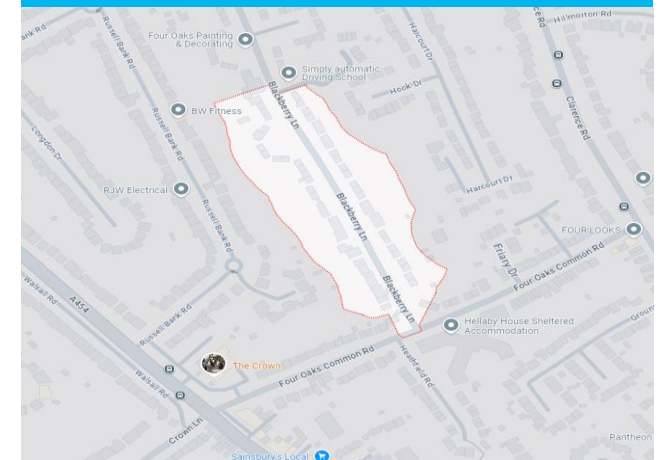
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	91 B	
69-80	C		
55-68	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: