



Hathaway Road, Four Oaks
Sutton Coldfield, B75 5HZ

{£350,000}

Offers in Excess of £325,000



Situated in the heart of Four Oaks and within easy access of local schools, transport links and parks. This spacious three-bedroom family home has been beautifully maintained and styled throughout to create spacious and bright rooms that are flooded with a wealth of natural light.

From the inviting living room with its bay window and fantastic feature fireplace, to the spacious kitchen diner well-lit with spotlights and double doors opening onto the half brick-built conservatory perfect for dining or entertaining.

Upstairs, the carpeted landing leads to three bedrooms, each with newly fitted shutter blinds and a gorgeous modern bathroom with both a bath and shower.

Outside the private rear garden comprises a large, paved patio area with lawn to the side whilst also providing ample side access to the front of the property via a beautiful arched gate.

To the fore the front drive gives way for more than one vehicle and also benefits from a garage in a separate block, adjacent to the property. Hathaway Road is set on a popular cul de sac off Hill Village Road and is conveniently located for the amenities at the newly regenerated Mulberry Walk, as well as highly regard schools for all ages and transport links.



Ground Floor Accommodation

**Lounge 13' 8" x 14' 8"
(4.16m x 4.47m)**

**Kitchen Diner 9' 10" x 14'
8" (2.99m x 4.47m)**

**Conservatory 10' 6" x 13'
0" (3.20m x 3.96m)**

First Floor Accommodation

**Master bedroom 14' 4" x 8'
5" (4.37m x 2.56m)**

**Bedroom Two 9' 5" x 8' 5"
(2.87m x 2.56m)**

**Bedroom Three 10' 1" x 6'
1" (3.07m x 1.85m)**

**Bathroom 6' 6" x 6' 0"
(1.98m x 1.83m)**

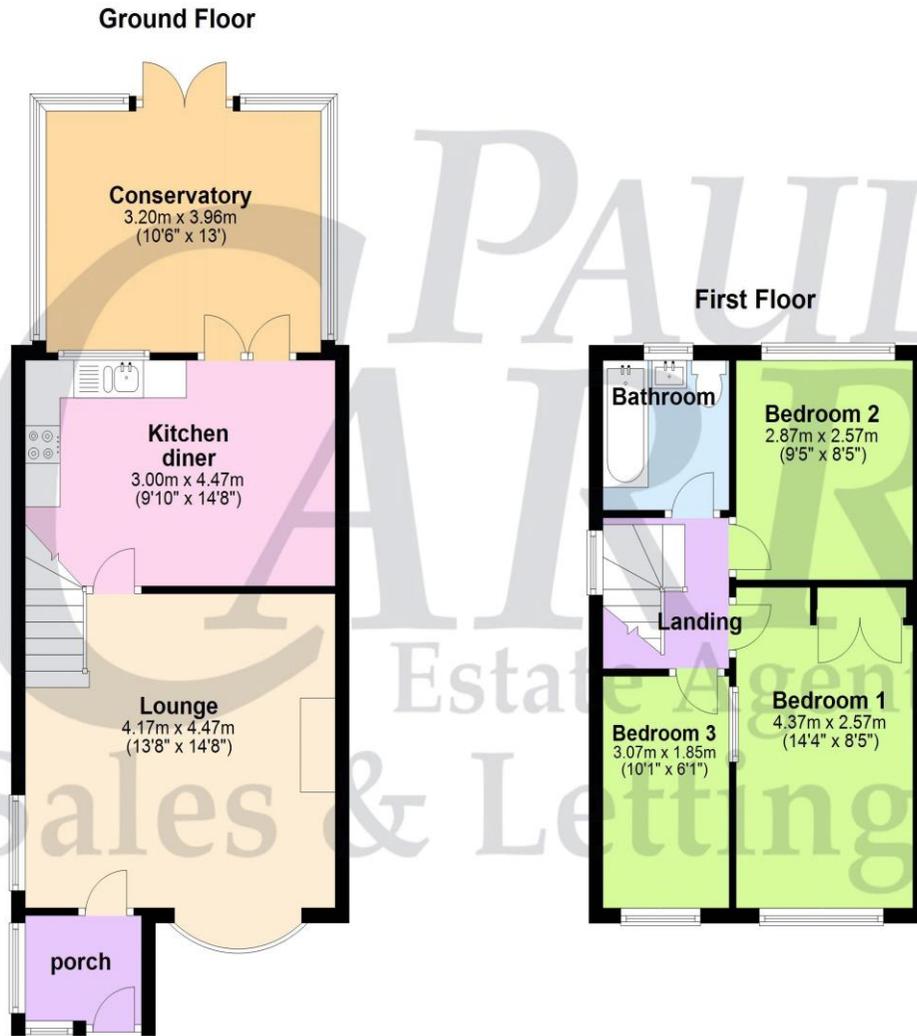
Additional Information

Services connected: Yes
Council tax band: C
Tenure: years remaining, lease from
Ground Rent: £0
Service Charge: £0
Restrictions:



Floor Plan

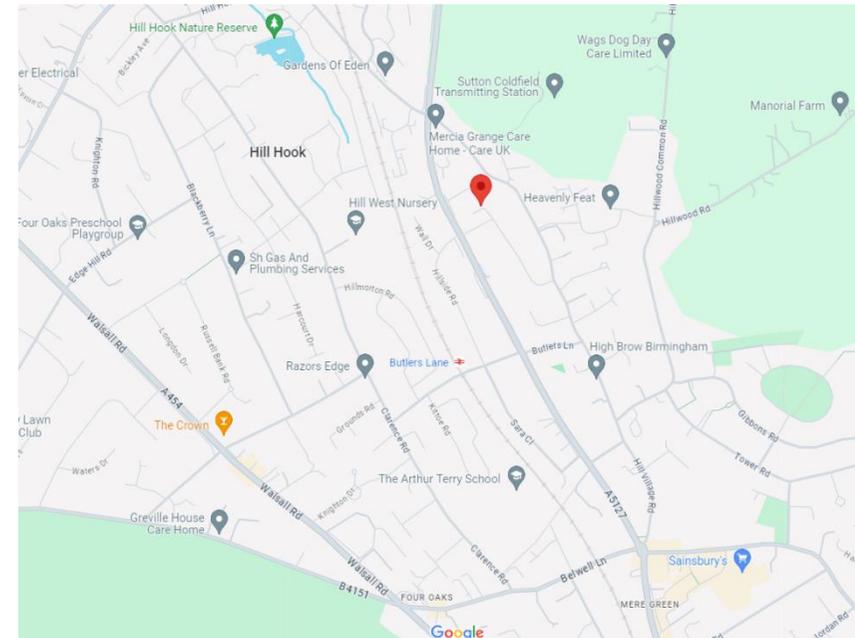
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

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:

www.paulcarrestateagents.co.uk

 OnTheMarket.com

 rightmove.co.uk
The UK's number one property website

 **The Property Ombudsman**

 **NAEA**
National Association of Estate Agents
LICENSED MEMBER