



Grounds Road, Four Oaks
Sutton Coldfield, B74 4SE

Offers in the Region Of £330,000

Not only boasting a great location but inviting, warm and welcoming interiors, this beautiful semi detached bungalow is situated in a Cul-De-Sac off Clarence Road and currently offers a great opportunity with NO UPWARD CHAIN and ready to be moved into and enjoyed.

From a spacious hallway, the lounge to the rear is a well-proportioned room with a fitted gas fire and is a cosy room to relax and unwind, and further more enjoys sliding doors to gain access to the rear garden.

The kitchen is well fitted and benefits from integrated appliances and a wealth of storage and a door leads off into a glass roofed conservatory enjoying unobstructed garden views and a beautiful place to dine or further relax.

Bedroom one is a generous size with fitted wardrobes and bedroom two is currently being used as a dining room but would also make a fantastic, double bedroom. A fully tiled modern bathroom with inset shower completes the accommodation.

Outside, the driveway provides off road parking, and access to the side of the home leads to the garage and rear garden.

Grounds Road is located in the heart of Four Oaks and within a short walk of highly regarded Primary and Secondary schools. Nearby Butlers Lane Train Station is also just a short walk away with direct routes into Birmingham and Lichfield City Centres and nearby amenities offer convenience stores, alongside the shops, bars, restaurants and supermarkets of Mere Green.

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

or via Fouroaks@paulcarrestateagents.co.uk

Lounge
14' 5" x 14' 2" (4.39m x 4.31m)

Kitchen
10' 3" x 9' 6" (3.12m x 2.89m)

Conservatory
11' 2" x 9' 4" (3.40m x 2.84m)

Bedroom One
14' 6" x 10' 8" (4.42m x 3.25m)

Bedroom Two
10' 9" x 10' 2" (3.27m x 3.10m)

Bathroom
6' 9" x 5' 3" (2.06m x 1.60m)

Garage





Floor Plan

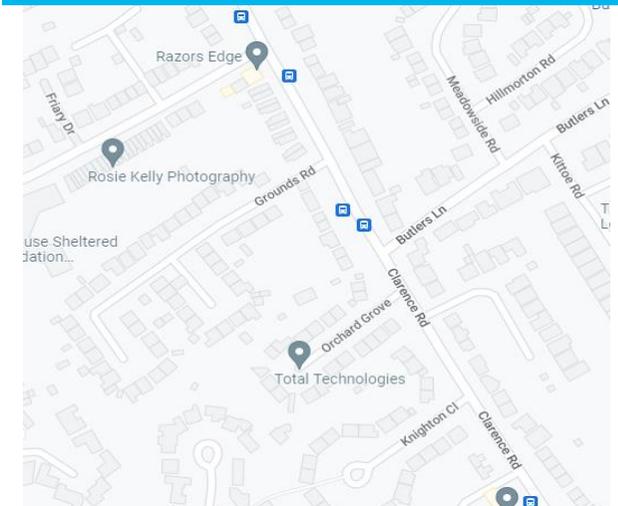
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	57 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:

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