



34 Cartwright Road, Four Oaks  
Sutton Coldfield, B75 5LF

**Offers in the Region Of £365,000**

# Four Oaks

Offers in the Region Of £365,000

3  1  2 

*Deceptive from the kerb, this impressive traditional semi-detached home offers ideal family accommodation in a popular area.*

*Set behind the block paved, multi-car driveway, inspection reveals an enclosed porch which leads to the spacious entrance hall. There are two reception rooms, both with feature open fires, as well as wooden flooring.*

*A generous kitchen with utility area off completes the ground floor accommodation. The first floor offers three double bedrooms, as well as a separate box room and a stunning refitted bathroom with separate shower cubicle and feature roll top bath.*

*Outside the private and large mature rear garden comprises a large decked seating area with lawn beyond and a range of well stocked flower beds.*

*To the fore the block paved drive give way to the integral garage.*

*With both double glazing and gas central heating, viewing is highly recommended.*







### ***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: 26th February 2021

## ***Property Specification***

IMPRESSIVE TRADITIONAL SEMI DETACHED HOME  
 THREE DOUBLE BEDROOMS PLUS ADDITIONAL BOX ROOM  
 TWO RECEPTION ROOMS BOTH WITH OPEN FIRES  
 KITCHEN AND SEPARATE UTILITY  
 STUNNING REFITTED BATHROOM

**Porch  
 Entrance Hall**

**Front Lounge  
 14' 10" x 11' 0" (4.53m x 3.35m)**

**Rear Dining Room  
 13' 9" x 11' 2" (4.2m x 3.4m)**

**Kitchen  
 8' 7" x 8' 5" (2.62m x 2.56m)**

**Utility room  
 13' 0" x 8' 6" (3.97m x 2.6m)**

**Bedroom One  
 15' 5" x 11' 0" (4.7m x 3.35m)**

**Bedroom Two  
 11' 10" x 11' 0" (3.6m x 3.35m)**

**Bedroom Three  
 14' 1" x 8' 9" (4.28m x 2.67m)**

**Box Room  
 7' 11" x 5' 7" (2.41m x 1.7m)**

**Refitted Bathroom  
 8' 4" x 5' 9" (2.53m x 1.74m)**

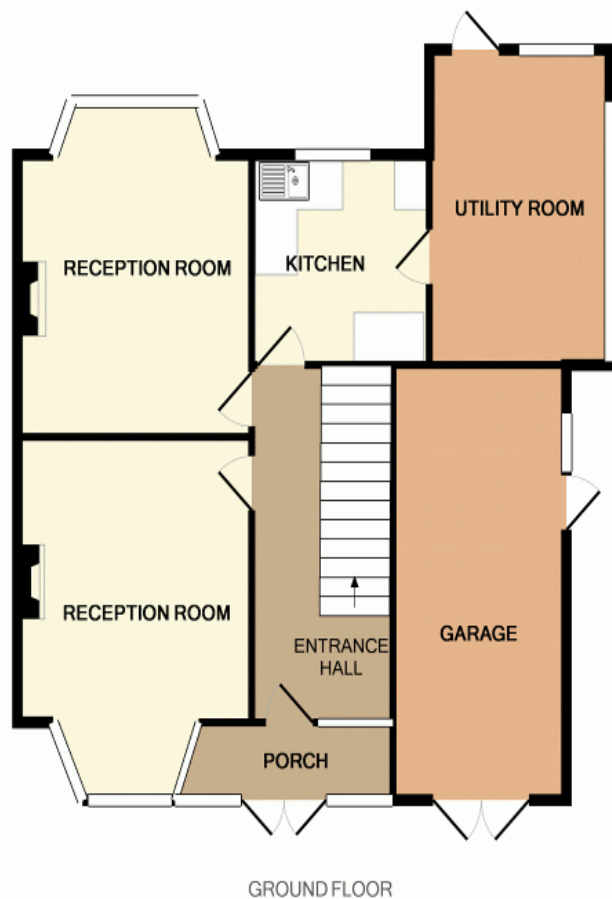
**Integral Garage  
 18' 1" x 7' 5" (5.5m x 2.25m)**

### ***Viewer's Note:***

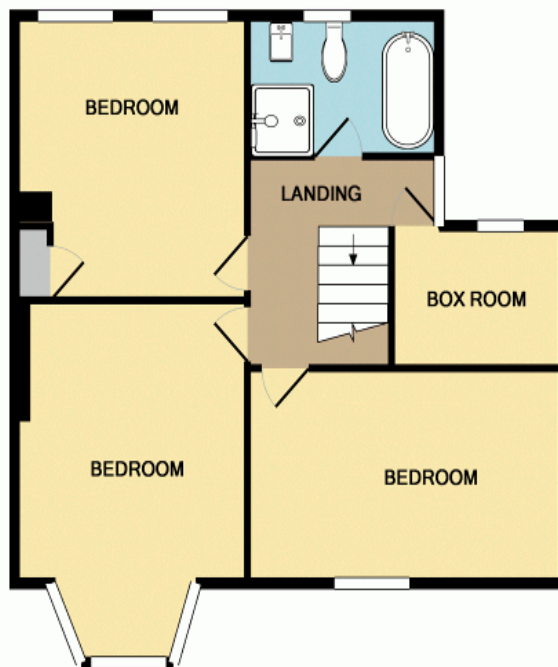
Services connected: Gas, Electric, Drainage and Water  
 Council tax band: D  
 Tenure: Freehold

# Floor Plan

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



GROUND FLOOR



1ST FLOOR

## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>	71	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Map Location

