



Beaton Road, Four Oaks,
Sutton Coldfield, B74 4RU

Guide Price £395,000

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Looking for a family home in the perfect location....Look no further than this detached family residence on the incredibly popular Beaton Road. Boasting double bedrooms, a lovely sized garden and well proportioned rooms throughout, this one is definitely not to be missed!

This property presents a great opportunity, especially for those looking to create their ideal home. With no upward chain, the buying process could be quicker and less stressful.

One of its standout features is the south-facing garden, which offers abundant natural light, perfect for those who enjoy outdoor living or gardening. While the house is in need of modernisation, it holds immense potential for renovation and personalization.

Located in a highly desirable area, it's ideal for families thanks to its proximity to excellent schools. Additionally, being within walking distance of Butler's Lane Station makes commuting or accessing local amenities highly convenient.





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:

Property Specification

NO UPWARD CHAIN
IN NEED OF MODERNISATION
FANTASTIC POTENTIAL
SOUGHT AFTER LOCATION
SOUTH FACING REAR GARDEN

Living Room
5.64m (18'6") x 3.63m (11'11")

Kitchen
3.43m (11'3") x 2.39m (7'10")

Conservatory

Garage

Landing

Bedroom 1
3.66m (12') x 3.12m (10'3")

Bedroom 2
3.66m (12') x 2.41m (7'11")

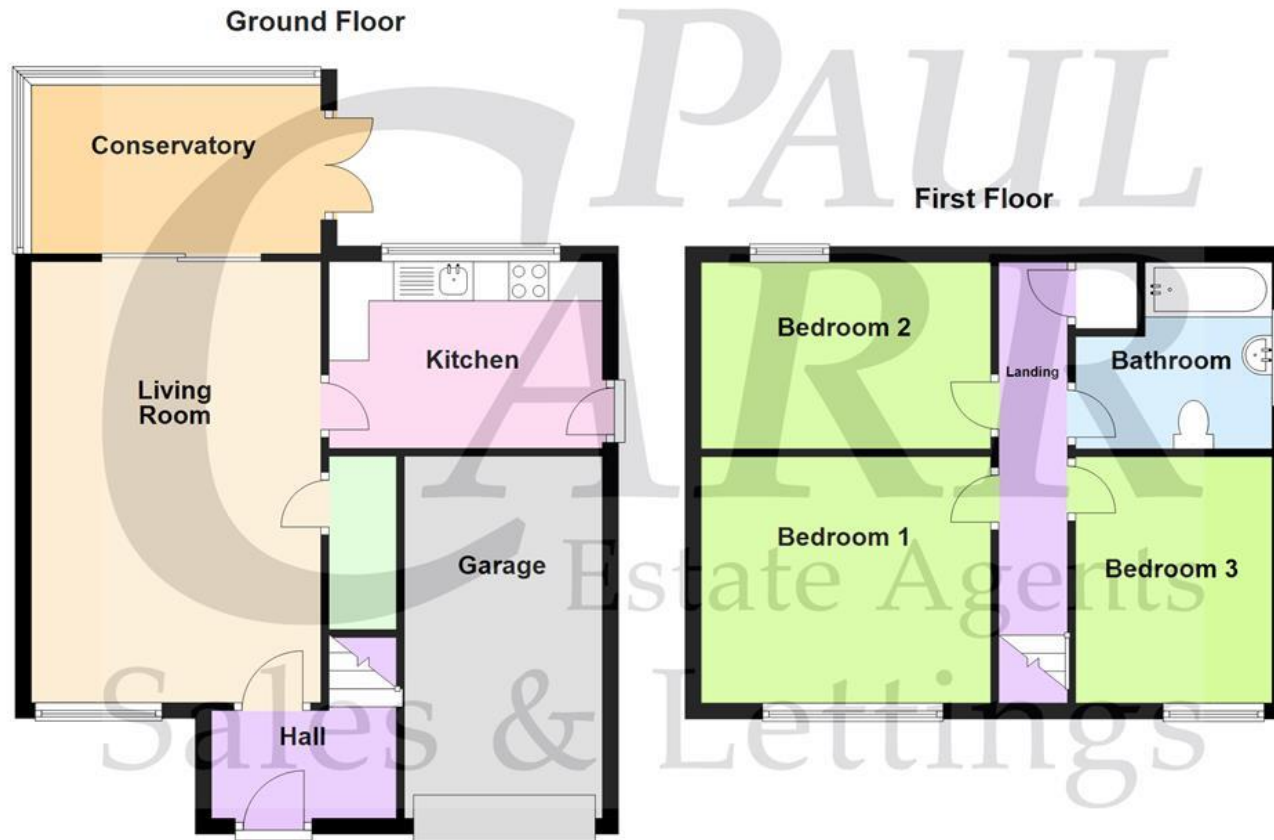
Bedroom 3
3.12m (10'3") x 2.47m (8'1")

Bathroom

Floor Plan

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

Energy Efficiency Rating



Map Location

