



**PAUL
CARR**
Estate Agents
Sales & Lettings

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

Guide Price £500,000

This well-presented detached home is offered for sale with no upward chain, making it an ideal purchase for buyers looking for a smooth and straightforward move.

A much-loved family home, the property offers well-proportioned accommodation throughout.

To the front of the property is a bright and welcoming living room, while to the rear there is a separate dining room leading through to the kitchen, creating a practical layout for everyday living and entertaining.

Upstairs, the property boasts three bedrooms along with a recently renovated modern bathroom, finished to a high standard.

Externally, the home benefits from a large garden, providing plenty of outdoor space for families, gardening enthusiasts, or future landscaping potential. 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



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Porch

Hall

Living Room 3.78m (12'5") x 3.61m (11'10")

Dining Room 3.61m (11'10") x 3.61m (11'10")

Kitchen 2.54m (8'4") x 2.54m (8'4")

Garage

Workshop

WC

Landing

Bedroom 1 3.78m (12'5") x 3.28m (10'9")

Bedroom 2 3.61m (11'10") x 3.28m (10'9")

Bedroom 3 2.40m (7'11") x 2.34m (7'8")

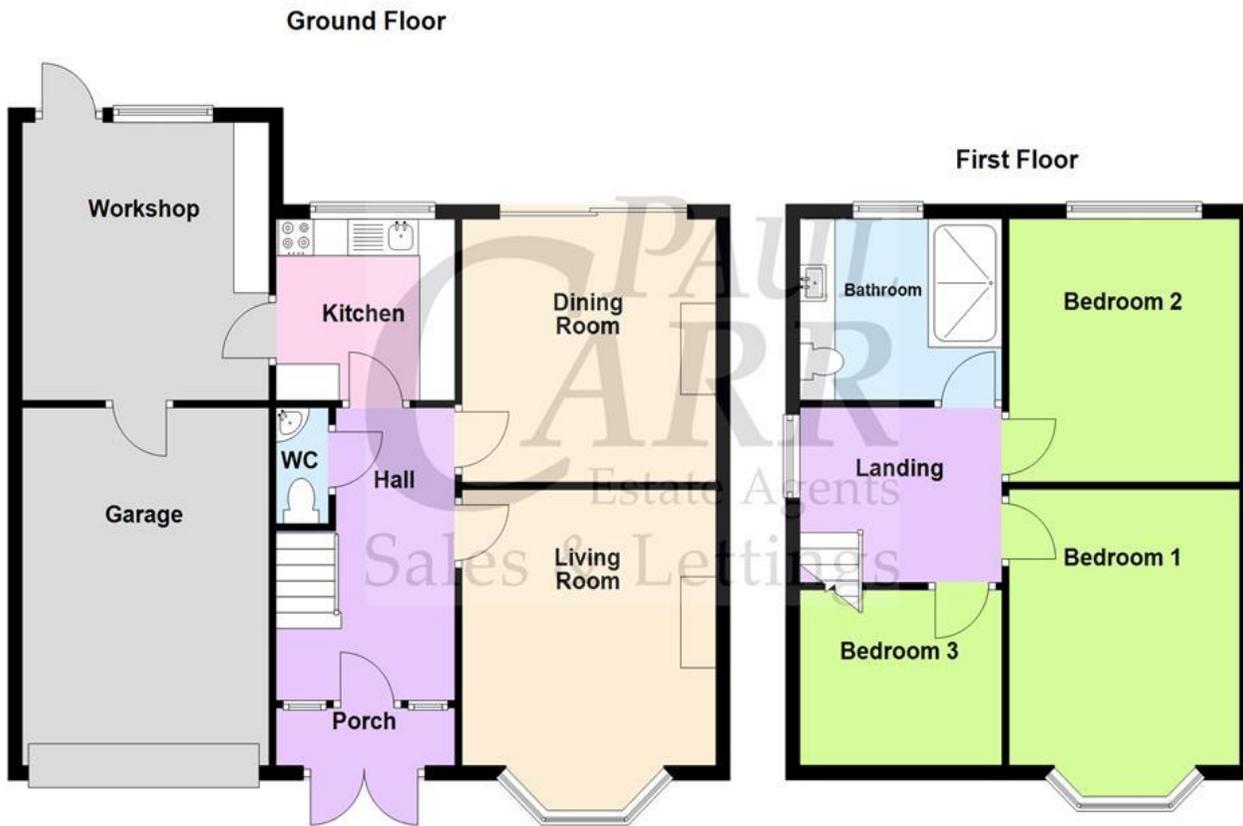
Bathroom





Floor Plan

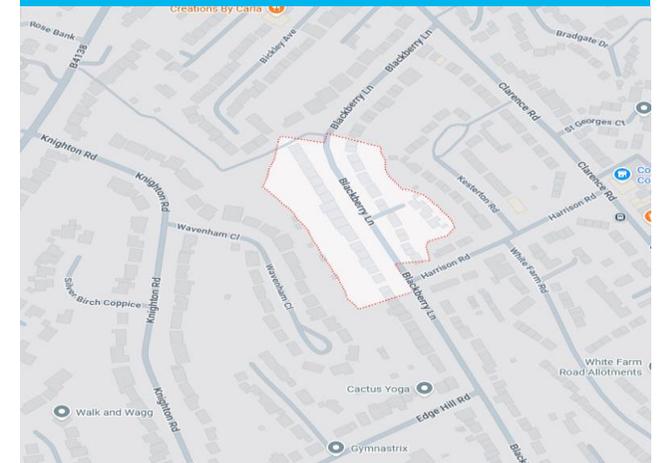
This floor plan is not drawn to scale and is for illustration purposes only



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Plan produced using PlanUp.

Energy Performance Rating

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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