



Tennyson Avenue, Four Oaks,  
Sutton Coldfield, B74 4YG

**Guide Price £515,000**

This house is an appealing, spacious home located in a sought-after cul-de-sac. With no upward chain, it offers the advantage of a smooth and quick purchasing process. The property features a living room that opens to a conservatory, providing a bright and inviting space perfect for relaxation.

The dining room is situated at the front of the house, ideal for formal meals or entertaining guests. The kitchen comes equipped with a utility room, adding convenience for laundry and additional storage needs. This floor is completed by a double garage.

There are five bedrooms in total, providing ample space for a family or guests. Bedroom one includes an ensuite bathroom for added privacy and comfort. Additionally, there is a main bathroom to serve the other bedrooms.

Outside, the house boasts a rear garden, offering a private outdoor space for recreation or gardening. A driveway is also available, providing off-street parking for vehicles.

Tennyson Avenue is accessed off Bishops Way and is a quiet close, ideal for access to local amenities and nearby train links from Blake Street Station. Highly regarded local schools can also be reached on foot.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







Porch

Hall

Living Room 4.60m (15'1") x 3.99m (13'1")

Conservatory

Dining Room 3.43m (11'3") x 2.64m (8'8")

Kitchen 4.98m (16'4") x 2.87m (9'5")

Utility 1.60m (5'3") x 1.55m (5'1")

WC

Double Garage

Landing

Bedroom 1 3.61m (11'10") x 3.33m (10'11")

En-suite

Bedroom 2 3.02m (9'11") x 2.64m (8'8")

Bedroom 3 3.02m (9'11") x 2.51m (8'3")

Bedroom 4 4.57m (15') x 2.76m (9'1")

Bedroom 5 3.02m (9'11") x 2.26m (7'5")

Bathroom









# Floor Plan

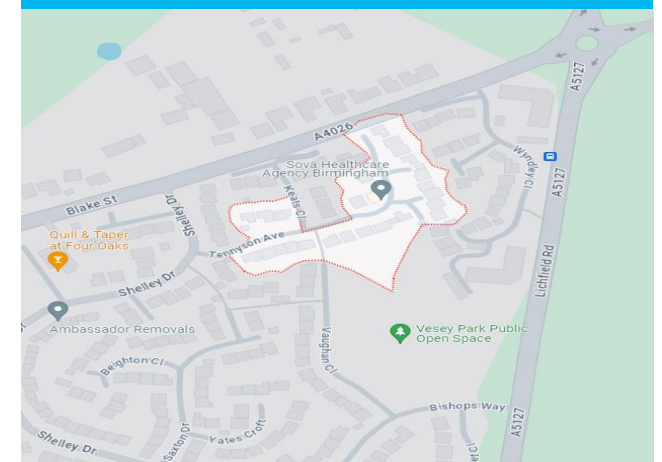
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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: