



Butlers Lane, Four Oaks,  
Sutton Coldfield, B74 4SB

**Offers in Excess of £375,000**

This house offers a seamless transition with NO UPWARD CHAIN, providing a hassle-free purchase experience.

Inside, you'll find a spacious living room and dining area, perfect for hosting gatherings or enjoying everyday meals. The large conservatory floods the space with natural light and offering additional living space. The kitchen enjoys ample storage. With three bedrooms—two on the ground floor and one upstairs—this home offers versatility and privacy for family members or guests. A fully tiled bathroom completes this floor.

Outside, the well-maintained rear garden is ideal for relaxation or outdoor activities.

Situated within walking distance to Arthur Terry School and close to Butlers Lane Station, this home offers convenience and accessibility to amenities and transportation, making it an ideal choice for any homeowner.

#### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold

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)







Hall

Living Room 5.05m (16'7") x 4.01m (13'2")

Conservatory

Kitchen 3.58m (11'9") x 3.56m (11'8")

Bedroom 1 3.58m (11'9") x 3.40m (11'2")

Bedroom 2 3.58m (11'9") x 3.38m (11'1")

Bathroom

Garage

Bedroom 3 4.20m (13'10") x 4.06m (13'4")

Loft 5.64m (18'6") x 4.86m (15'11")

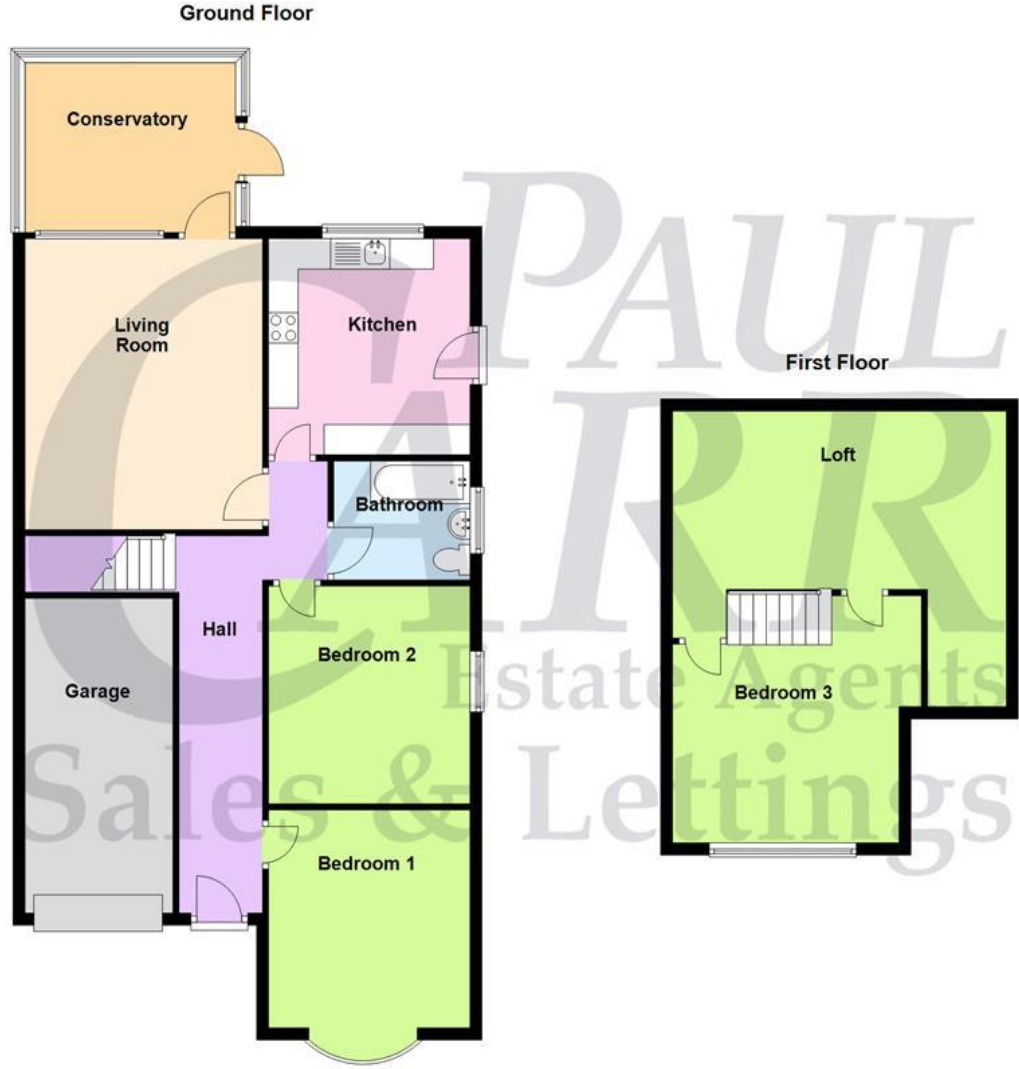






# Floor Plan

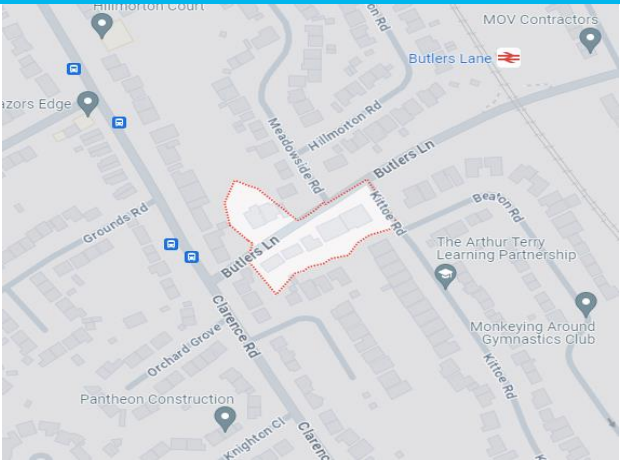
*This floor plan is not drawn to scale and is for illustration purposes only*



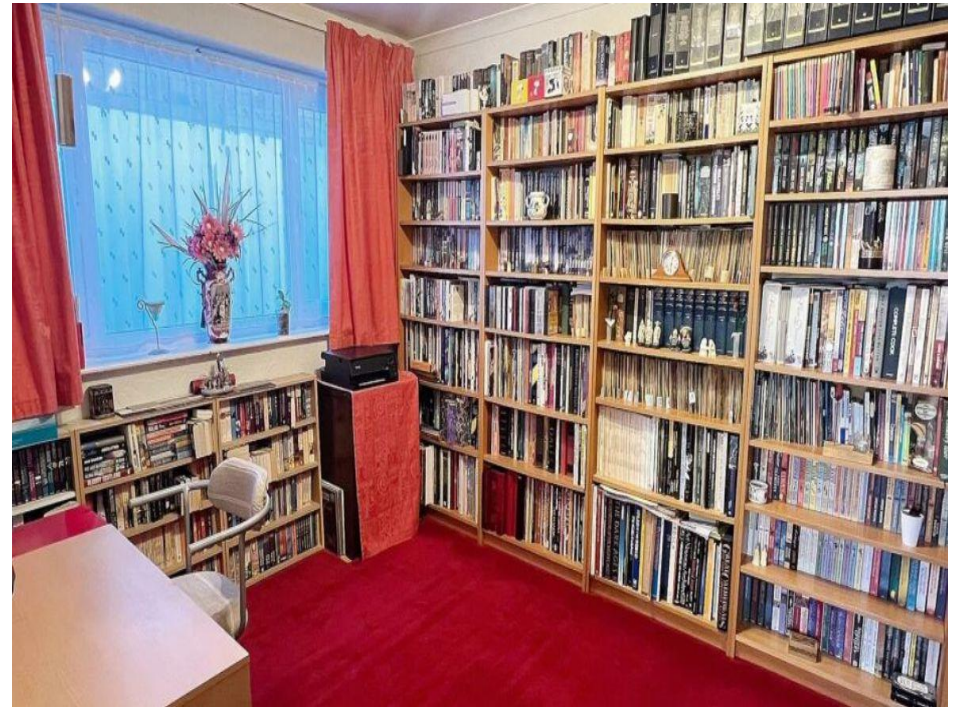
## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 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: