



Slade Road, Four Oaks,
Sutton Coldfield, B75 5PF

Offers in Excess of £400,000

Nestled in a desirable location, this stunning semi-detached home perfectly combines character and contemporary living. Thoughtfully designed with both style and practicality in mind, this property boasts versatile spaces ideal for modern family life or those seeking a peaceful retreat. With a beautiful south-facing garden and charming features throughout, this home offers a warm and inviting atmosphere from the moment you step inside.

This charming semi-detached home offers a perfect blend of style and functionality. The living and dining area is truly the heart of the home, featuring elegant panelling and a cozy log burner, all while overlooking the beautifully maintained south-facing garden. The modern breakfast kitchen is designed for both practicality and comfort, with built-in seating nestled in a bay window, making it a perfect spot for morning coffee or casual meals. A spacious utility room ensures additional storage and convenience.

At the rear, a versatile garden room serves as an ideal space for a home office, gym, or relaxation area, seamlessly connecting the indoor and outdoor lifestyle. Upstairs, there are three generously sized bedrooms, offering comfort and flexibility for families or guests, along with a contemporary family bathroom.

Slade Road is approached from Little Sutton Road and occupies an established and highly sought-after location within Four Oaks. Mere Green shopping centre provides a comprehensive range of amenities. The area is well served by well-regarded schools and regular public transport services provides access to Sutton Coldfield and Birmingham. Four Oaks railway station is nearby and provides commuters with ease of access to 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



Hall

Living/Dining Room
4.88m (16') x 4.62m (15'2")

Breakfast Kitchen
3.86m (12'8") x 3.71m (12'2")

WC

Utility 5.92m (19'5") x 1.17m (3'10")

Garden Room

Landing

Bedroom 1
3.89m (12'9") x 3.76m (12'4")

Bedroom 2
4.06m (13' 4") x 3.02m (9' 11")

Bedroom 3
3.86m (12' 8") x 2.03m (6' 8")

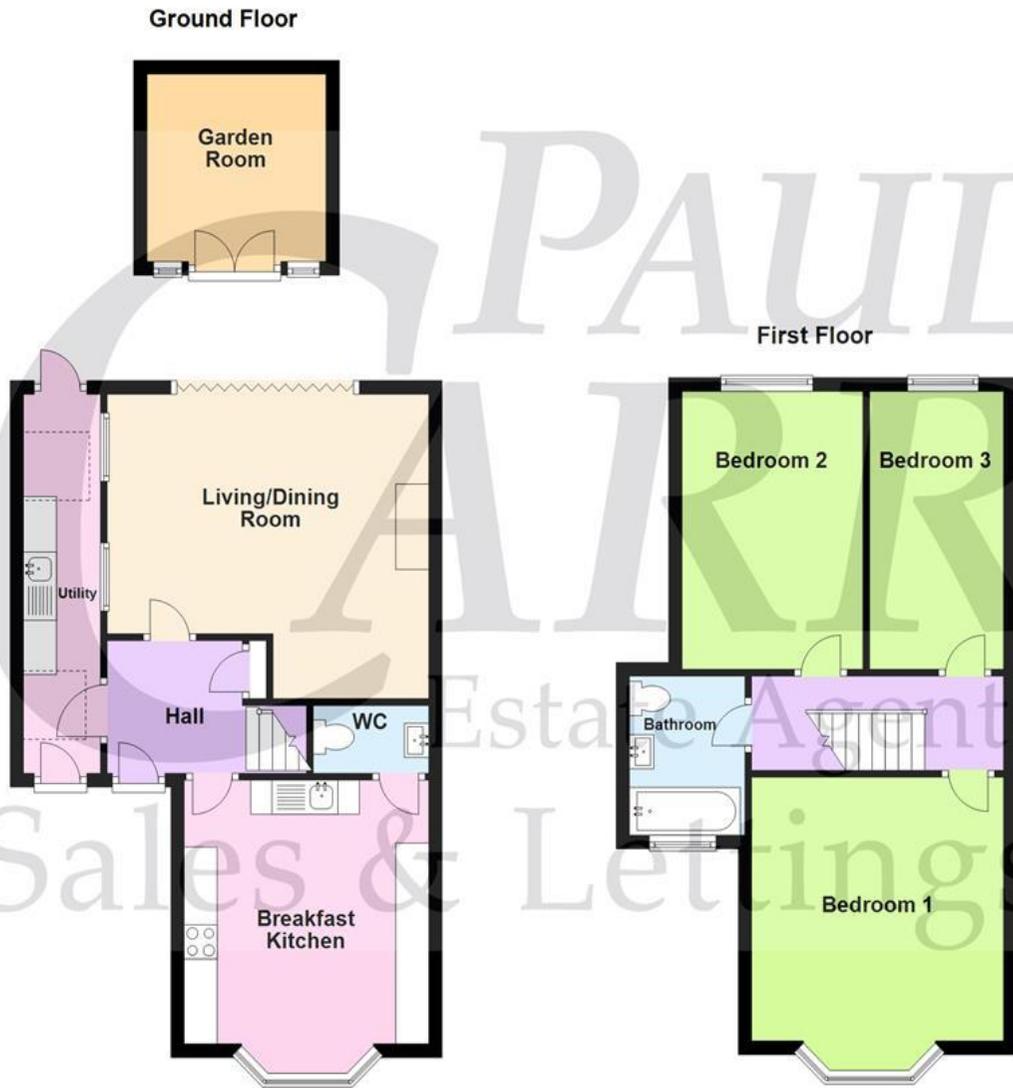
Bathroom





Floor Plan

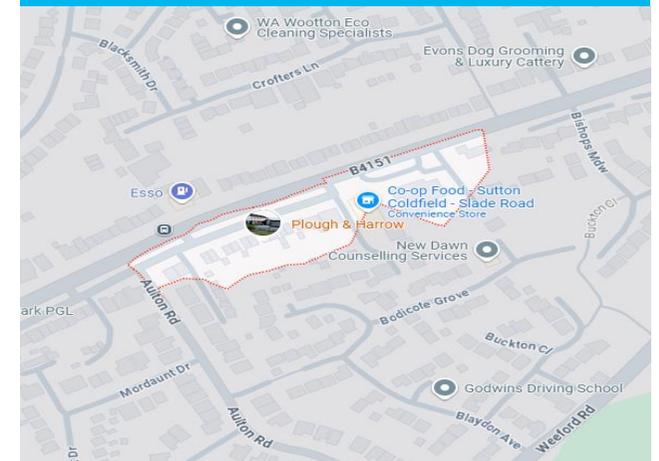
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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: