



All Saints Drive, Four Oaks,  
Sutton Coldfield, B74 4AG

**Guide Price £325,000**

This three bedroom semi- detached house is situated in a peaceful residential cul de sac neighbourhood in a fantastic location in the heart of Four Oaks.

Upon entering the house, you are greeted by a welcoming porch that provides access to the WC. The spacious living/dining room is filled with natural light, thanks to large windows that overlook the garden. The well fitted kitchen provides access to the side of the home.

To the first floor three double bedrooms all enjoy plenty of natural light and space for wardrobes and the bathroom completes this level.

Outside the private rear garden is level and mainly laid to lawn and to the fore the front drive provides ample off road parking.

All Saints Drive is accessed off Clarence Road, and is within walking distance of the Mulberry Walk development which offers a variety of shops, restaurants and boutiques and nearby Butlers Lane Train Station is also accessible on foot and has direct routes into Birmingham and Lichfield City Centres.

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)





Porch

WC

Living Room  
7.19m (23'7") max x 2.64m (8'8")

Kitchen  
2.92m (9'7") x 2.24m (7'4")

Landing

Bedroom 1  
3.76m (12'4") x 2.97m (9'9")

Bedroom 2  
3.58m (11'9") x 2.64m (8'8")

Bedroom 3  
2.62m (8'7") x 2.26m (7'5")

Bathroom

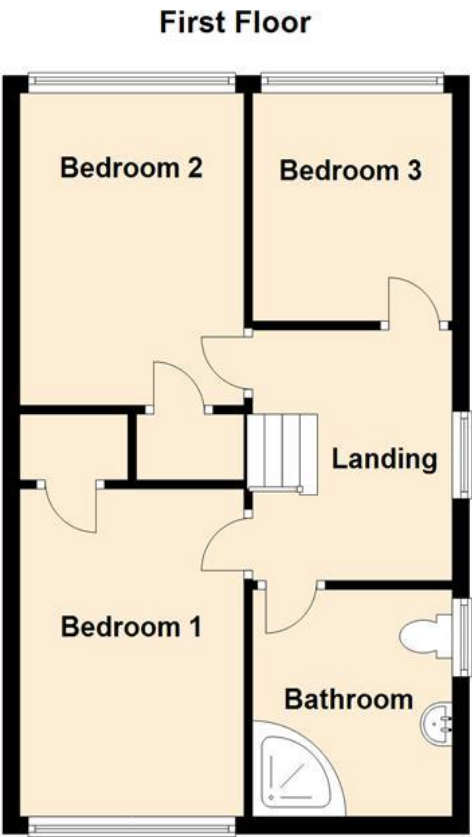
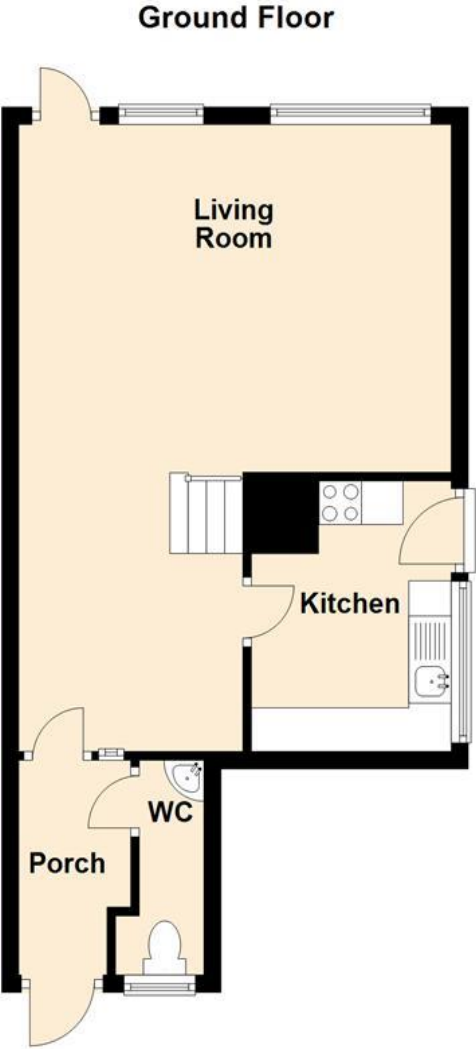






# Floor Plan

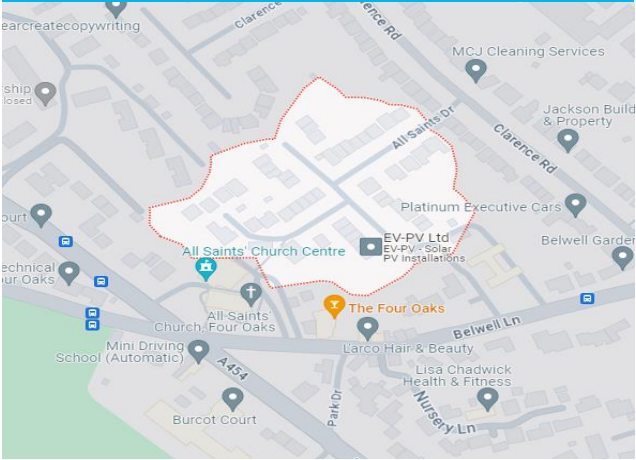
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

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