



Trinity Road, Four Oaks,
Sutton Coldfield, B75 6TG

£425,000

A fabulous opportunity to acquire a quality home in this prestigious location.

The house welcomes you with a warm and inviting living room flooded with natural light and adorned with plush furnishings and a crackling fireplace, creating a cozy ambiance. Moving further, the open plan kitchen, dining and seating area form the heart of the home, boasting ample space for culinary creations, family meals, and lounging activities. The kitchen is equipped with modern appliances and a large centre island, offering a delightful setting for gatherings.

Ascending the stairs, you're greeted by a charming landing, adorned with a cozy nook, adding personality to the space. The three double bedrooms provide ample space for rest and relaxation. The bathroom, complete with a bathtub, invites you to unwind with a luxurious soak after a long day.

Stepping outside, the rear garden beckons with manicured lawns and a tranquil seating area, providing a serene retreat for outdoor enjoyment and relaxation.

Trinity Road enjoys a sought after location in a desirable residential area of Four Oaks. All amenities are on the doorstep with Mere Green shopping centre providing a comprehensive range of shops, supermarkets, restaurants and fine bistro dining. Local public transport services including Four Oaks railway station provides commuters with ease of access to Birmingham, Lichfield and Sutton Coldfield. The area is well served by primary and secondary schools Including the highly regarded Arthur Terry secondary school.



Hall

Living Room

4.60m (15'1") x 3.30m (10'10")

Open Plan Kitchen, Dining, Family Area

6.70m (22'0") x 7.01m (23' 0")max

Landing

Bedroom 1

3.38m (11'1") x 3.33m (10'11")

Bedroom 2

3.66m (12') x 2.44m (8')

Bedroom 3

2.46m (8'1") x 2.16m (7'1")

Bathroom

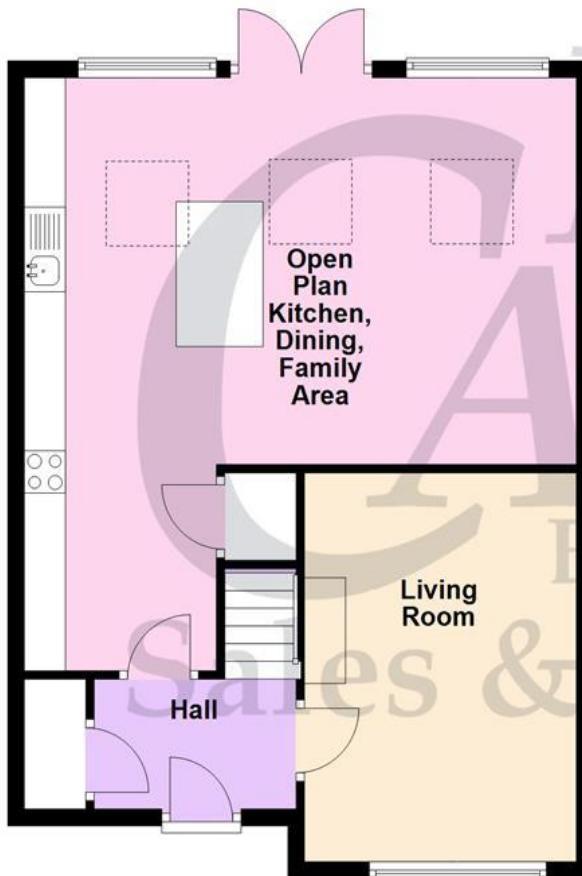




Floor Plan

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

Ground Floor



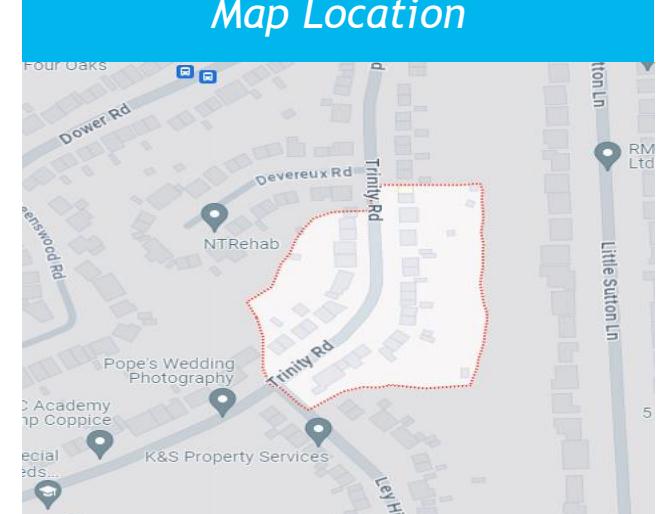
First Floor



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	63 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: