



Kensington Drive, Four Oaks,
Sutton Coldfield, B74 4UD

Offers Over £525,000

Offered for sale with NO UPWARD CHAIN, this spacious detached home is situated in this well regarded, quiet no through road, off Weymouth Drive and excellently located for access to public transport as well as local shops and amenities on Clarence Road.

This detached home offers a warm and inviting living room with ample natural light, an adjacent dining room perfect for gatherings, a fully-equipped kitchen for culinary enthusiasts, and a practical utility area for added convenience. Ascend to the spacious landing where you'll find four bedrooms, with the primary bedroom featuring an ensuite bathroom. While the property is in need of updates, its prime location enhances its appeal, making it a promising canvas for personalized improvements.

Outside the private rear garden has fencing to neighbouring boundaries surrounding the paved patio with lawn beyond, whilst to the fore the front drive gives way to the detached double garage.

All amenities are easily accessible including regular bus service to Birmingham City Centre via Mere Green, Sutton Coldfield and Wylde Green. There is also Butlers Lane Train Station for access to Birmingham City Centre and Cathedral City of Lichfield. Blake Street and Four Oaks train stations both have facilities to park cars. There is a selection of local shops within walking distance readily available with the local Co-op on Clarence Road, hairdressers, restaurants and convenience stores.

ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is E 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



Hall

WC

Living Room 6.12m (20'1") x 3.45m (11'4")

Dining Room 2.97m (9'9") x 2.84m (9'4")

Kitchen 3.86m (12'8") x 2.64m (8'8")

Utility 3.01m (9'10") x 2.26m (7'5")

WC

Double Garage

Landing

Bedroom 1 3.48m (11'5") x 3.10m (10'2")

Bedroom 2 4.47m (14'8") x 2.54m (8'4")

Bedroom 3 3.07m (10'1") x 2.74m (9')

Bedroom 4 3.60m (11'10") x 2.00m (6'7")

Bathroom





Floor Plan

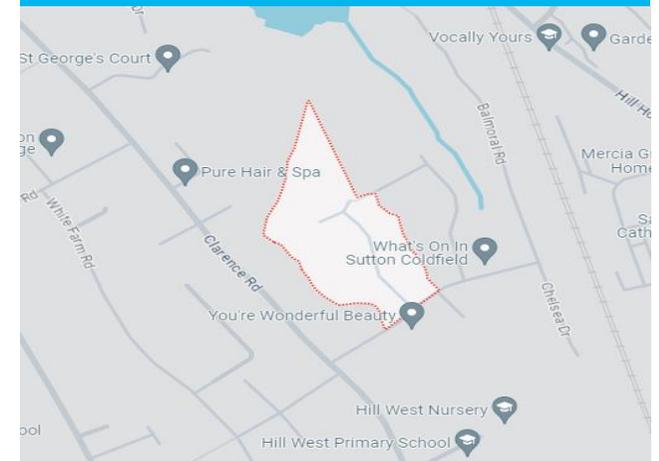
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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: