



Hill Hook Road, Four Oaks  
Sutton Coldfield, B74 4EF

**Offers in Excess of £300,000**

Close to Hill Hook Nature Reserve the home benefits from complete refurbishment, this delightful two bedroom cottage has been transformed to create bright, contemporary and stylish accommodation throughout and is encouraged to be viewed to be fully appreciated.

\* Entrance Hall \* Lounge \* Spacious kitchen dining room \* Two double bedrooms \* Bathroom with cast iron bath and shower \* Garden with courtyard \* Garage \* Off Street Parking \*Newly fitted sash windows\*

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold

Council Tax Band: We can confirm the Council Tax Band is 'B' 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](mailto:Fouroaks@paulcarrestateagents.co.uk)







Living Room  
14' 3" x 12' 11" (4.34m x 3.93m)

Kitchen  
17' 6" x 6' 11" (5.33m x 2.11m)

Garage

Landing

Bedroom One  
14' 7" x 9' 3" (4.44m x 2.82m)

Bedroom Two  
10' 1" x 9' 7" (3.07m x 2.92m)

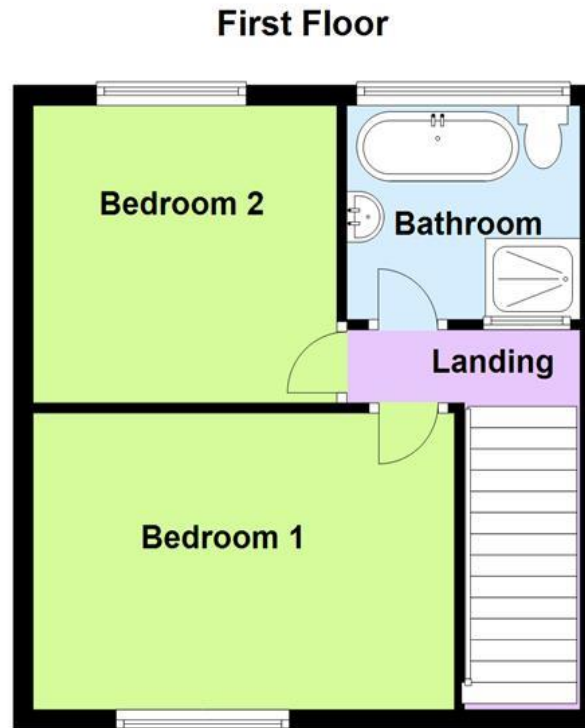
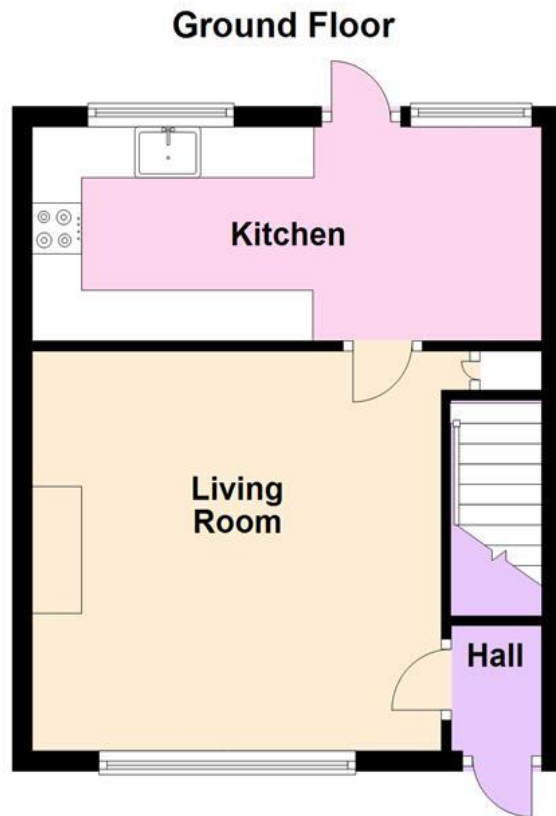
Bathroom





# Floor Plan

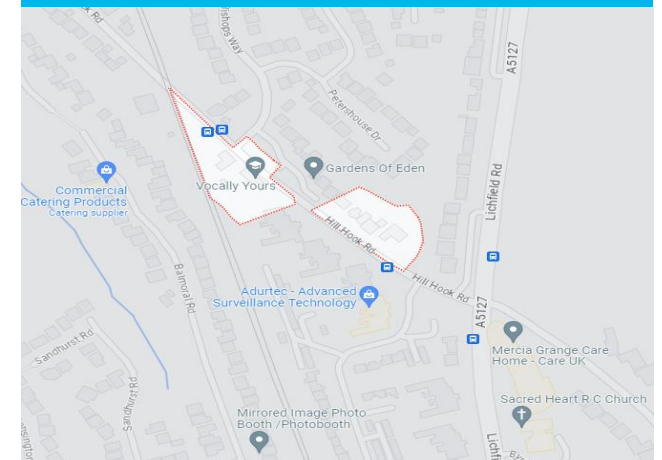
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 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: