



Blackberry Lane, Four Oaks,  
Sutton Coldfield, B74 4JH

**Offers Over £415,000**

This home combines modern updates with functional spaces making it ready for immediate move-in.

This recently refurbished semi-detached house offers a modern and stylish living space, ideal for families. It features a bright and welcoming living room, alongside a versatile dining room, currently utilised as a family room. The well-fitted kitchen provides ample storage and workspace, leading to a charming conservatory, perfect for relaxation or entertaining.

Upstairs, the property boasts three bedrooms, offering comfort and flexibility, complemented by a contemporary bathroom.

Outside, a large driveway provides ample parking, while a rear garage adds further practicality.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and offer direct routes into Birmingham and Lichfield City Centres.

#### ADDITIONAL INFORMATION

Tenure: We can confirm the property is Freehold

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



Porch

Hall

Living Room  
3.53m (11'7") x 3.35m (11')

Dining Room  
3.61m (11'10") x 3.53m (11'7")

Kitchen  
2.39m (7'10") x 2.31m (7'7")

Conservatory

Garage

Landing

Bedroom 1  
3.35m (11') max x 2.94m (9'8")

Bedroom 2  
3.37m (11'1") x 2.61m (8'7")

Bedroom 3  
2.64m (8'8") x 2.06m (6'9")

Bathroom

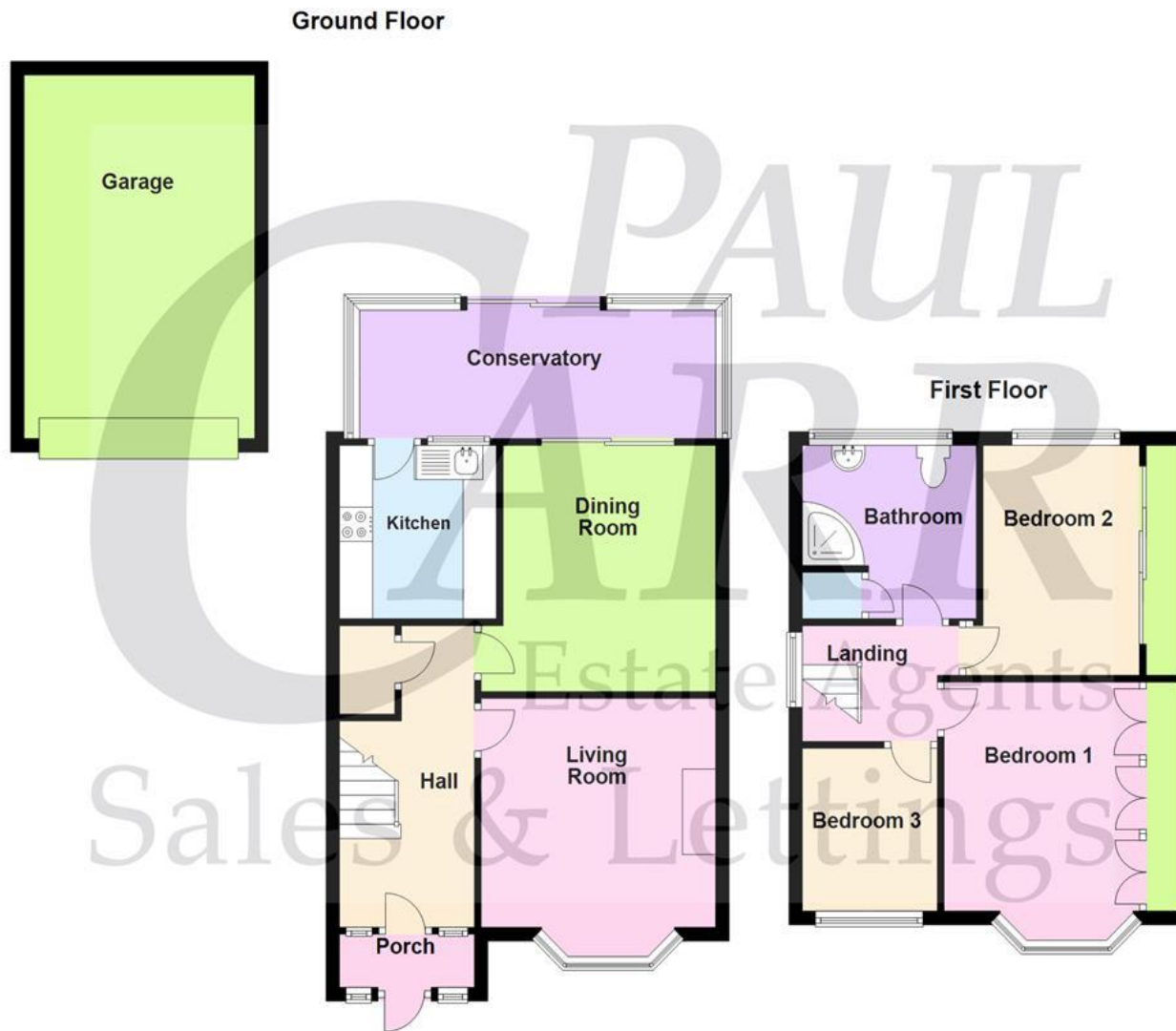






# Floor Plan

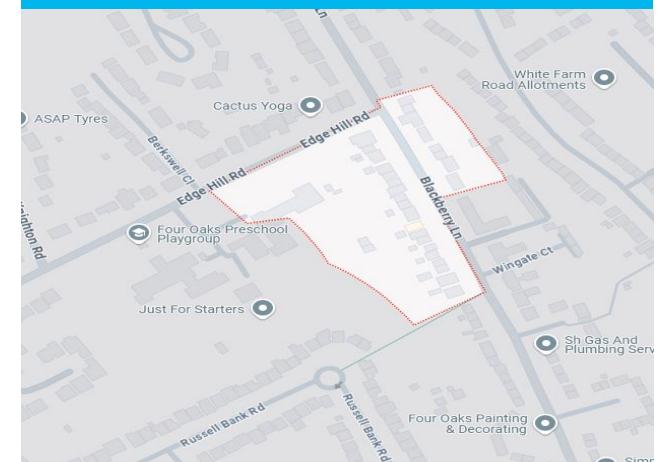
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 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: