



Hathaway Road, Four Oaks,
Sutton Coldfield, B75 5JB

Offers in Excess of £400,000

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Nestled in a highly desirable cul-de-sac, this charming traditional-style home offers a perfect blend of comfort and practicality. This well-maintained home is ideal for families or anyone looking for a peaceful location with easy access to local amenities.

The ground floor features a bright and welcoming living room with a bay window to the front, filling the space with natural light. To the rear, a separate dining room provides an ideal setting for family meals or entertaining guests. The kitchen is well-appointed and leads to a useful utility room, while a convenient downstairs WC and an integral garage add further functionality.

Upstairs, the property offers two generously sized double bedrooms and a well-proportioned single bedroom, perfect for a child's room, home office, or guest accommodation. A modern bathroom completes the first floor.

The rear garden is well maintained and to the fore the driveway provides ample off road parking.

Hathaway Road is set on a popular cul de sac off Hill Village Road and is conveniently located for the amenities at the newly regenerated Mulberry Walk, as well as highly regarded schools for all ages and transport links.





Property Specification

Living Room 3.71m (12'2") x 3.58m (11'9")

Dining Room 3.76m (12'4") x 3.28m (10'9")

Kitchen 2.51m (8'3") x 2.26m (7'5")

Utility 3.10m (10'2") x 2.21m (7'3")

Garage

WC

Hall

Porch

Bathroom

Bedroom 2 3.76m (12'4") x 3.00m (9'10")

Bedroom 1 3.73m (12'3") x 3.00m (9'10")

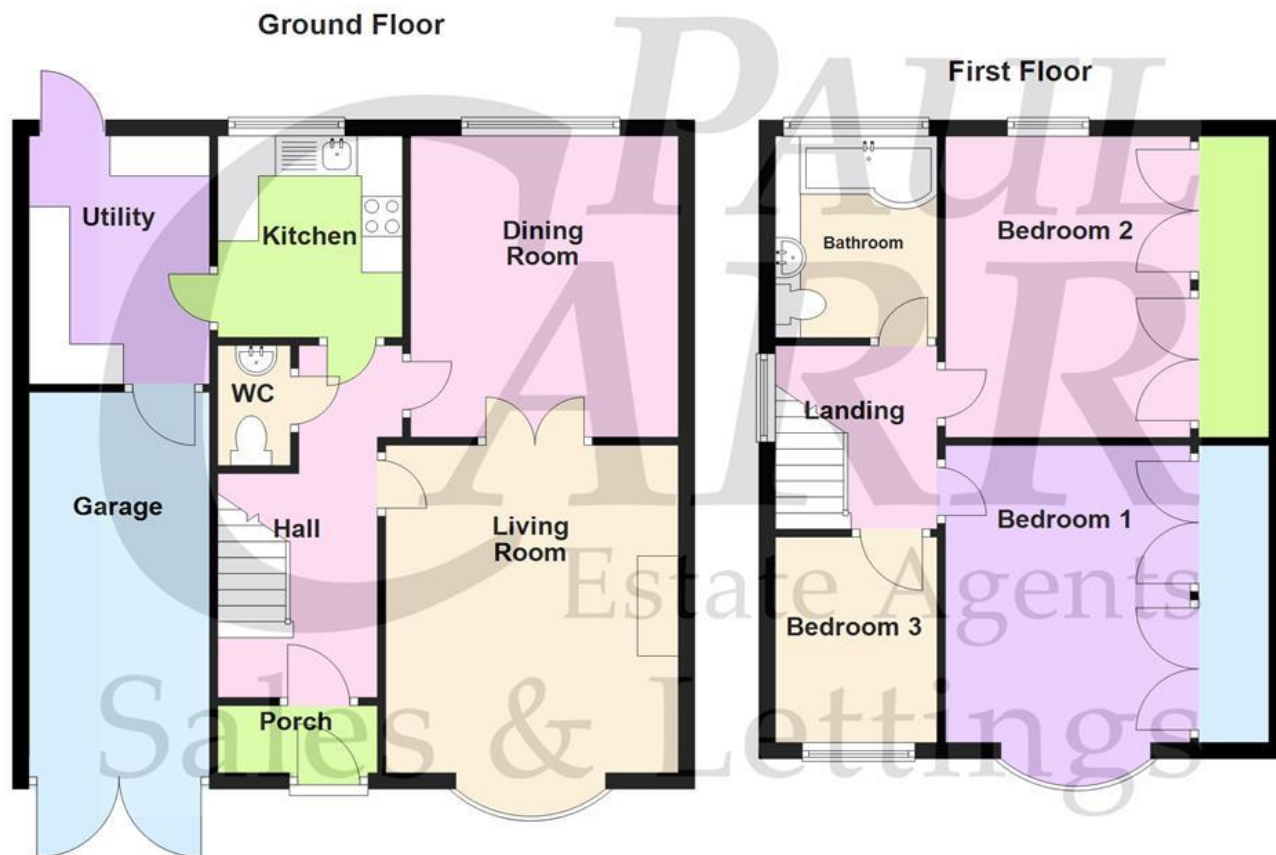
Bedroom 3 2.57m (8'5") x 2.29m (7'6")
Landing

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:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

