



Cremorne Road, Four Oaks  
Sutton Coldfield, B75 5AQ

Offers Over £550,000

This extended and refurbished family home is finished to an exceptionally high standard and will appeal immensely to families wishing for a readymade well thought-out abode, requiring very little if any maintenance or need for adjustment. Entering the living room through the porch, the décor and immaculate interiors immediately draw you in. Through pocket doors lead into the dining room, and then a further a conservatory with underfloor heating creates perfect synergy between the indoors and out and offers fantastic space for the whole family to enjoy with space to entertain, dine and relax. The open plan dining/breakfast kitchen, fitted with a range of sleek wall and base units, contemporary touches including high-specification integrated appliances and a flush extractor fan and a feature skylight window, is undeniably the hub of the house and a fabulous space to enjoy with the family. A bespoke study at the rear of the home is perfect if you're working from home. A utility room, cloakroom and garage complete this floor. Upstairs there are three double bedrooms, with bedroom one and three facing the front and bedroom two over looking the rear garden, all enjoying fitted wardrobes. A modern and fully tiled shower room services the accommodation. Outside the garden is beautifully landscaped and is a fantastic size, ideal for children to enjoy. Cremorne Road is an exceptionally desirable position, providing access to shops, schools and amenities all just a short walk away. Mulberry Walk in Mere Green offers an array of independent shops, bars/bistros alongside supermarkets, doctors surgeries and pharmacies. With Four Oaks Train Station a little over 5 minutes walk away which has direct links into Birmingham and Lichfield City Centre.



**Living Room**  
17' 0" x 15' 0" (5.18m x 4.57m)

**Dining Room**  
12' 1" x 8' 1" (3.68m x 2.46m)

**Conservatory**  
9' 1" x 9' 0" (2.77m x 2.74m)

**Breakfast Kitchen**  
14' 0" x 12' 1" (4.26m x 3.68m)

**Utility**  
7' 1" x 5' 0" (2.16m x 1.52m)

**WC**  
3' 1" x 2' 10" (0.94m x 0.86m)

**Study**  
8' 0" x 6' 8" (2.44m x 2.03m)

**Garage**  
16' 11" x 7' 1" (5.15m x 2.16m)

**Bedroom One**  
13' 1" x 9' 0" (3.98m x 2.74m)

**Bedroom Two**  
11' 6" x 9' 6" (3.50m x 2.89m)

**Bedroom Three**  
10' 0" x 7' 1" (3.05m x 2.16m)

**Bathroom**  
8' 0" x 6' 1" (2.44m x 1.85m)



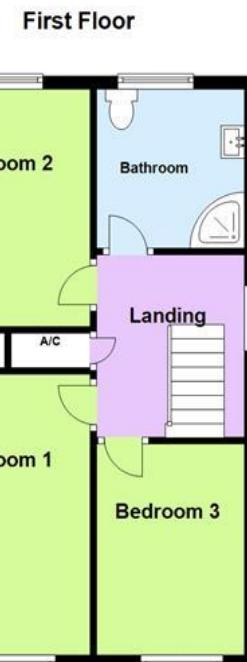


# Floor Plan

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



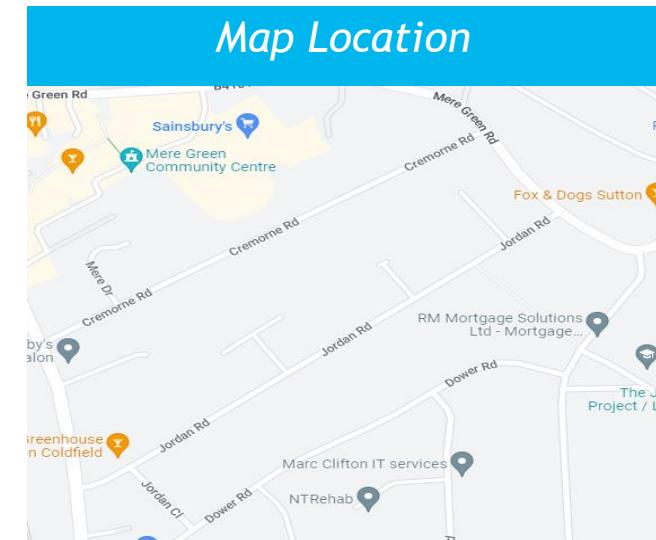
Total area: approx. 122.5 sq. metres (1319.0 sq. feet)



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	
55-68	D	56   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: 15th March 2023