



Kittoe Road, Four Oaks
Sutton Coldfield, B74 4RY

£500,000

Looking for a family home in the perfect location....Look no further than this detached family residence on the incredibly popular Kittoe Road. Boasting double bedrooms, a lovely sized garden and well presented rooms throughout, this one is definitely not to be missed!

The living room off the hallway, is a cosy room and benefits from a large window allowing in a wealth of natural light, and a conservatory to the rear is currently being used as a dining room. The kitchen with wall and draw units also has space for a table if desired and access to the side of the property into a great sized lean to which further provides access to the rear garden. The garage has been thoughtfully converted to create bedroom four or could alternatively be used as a playroom or home office.

The first floor enjoys three double bedrooms and bedroom two benefits from a shower room. The newly fitted family bathroom completes the internal accommodation.

Outside to the rear, the garden is low maintenance whilst to the fore the front drive extends to the full length of the home.

This charming and well-presented family home offers comfort, space, light, great size gardens to the rear and is situated on popular Kittoe Road which is perfectly located within walking distance to Butlers Lane train station, local amenities, Mulberry Walk and not to forget the highly regarded school, Arthur Terry & Hill West schools.

Tenure: We can confirm the property is Freehold.

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



Living Room
18' 1" x 11' 1" (5.51m x 3.38m)

Conservatory
9' 0" x 8' 1" (2.74m x 2.46m)

Kitchen
12' 1"max x 11' 0" (3.68m x 3.35m)

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

Lean To

Bedroom One
11' 1" x 10' 0" (3.38m x 3.05m)

Bedroom Two
11' 1" x 8' 0" (3.38m x 2.44m)

Shower Room
5' 0" x 4' 0" (1.52m x 1.22m)

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

Bathroom
7' 11" x 7' 10" (2.41m x 2.39m)





Floor Plan

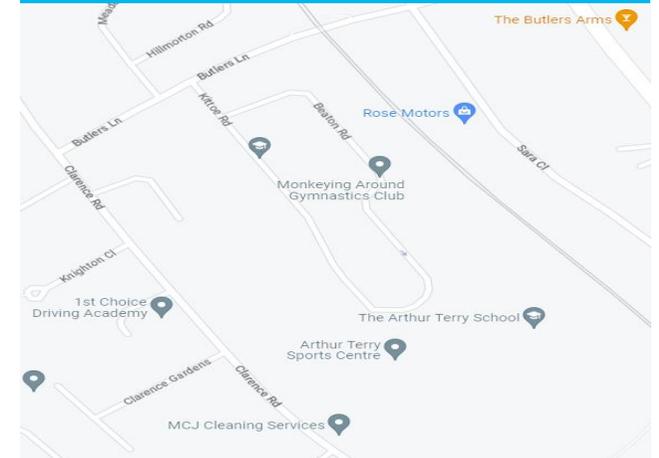
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 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: