



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

Offers Over £425,000

This house on Hathaway Road is designed with both space and functionality in mind. Ready to move into this home must be viewed to be appreciated.

Inside, it features a large living room complete with a cozy fireplace, perfect for gatherings or relaxing evenings. There's also a spacious snug—a comfortable, secondary living space—that conveniently connects to a wet room, ideal for added comfort and accessibility. The kitchen is well fitted and family-friendly, with an area that accommodates dining and casual seating, making it a central hub for daily activities.

Upstairs, the layout includes four bedrooms that offer ample space, along with a family bathroom that serves this floor.

Outside, you'll find a well-maintained rear garden—perfect for outdoor activities, gardening, or relaxation. At the back of the property, there's a garage, which provides additional storage or parking space. The driveway along the side of the house offers easy access and extra off-street parking, adding to the home's practicality.

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 within easy access of local schools, local amenities and parks.

ADDITIONAL INFORMATION

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



Hall

Living Room
4.24m (13'11") x 4.16m (13'8") max

Kitchen/Family Area
6.76m (22'2") x 3.33m (10'11")

Snug
4.37m (14'4") x 3.51m (11'6")

Bathroom
3.51m (11'6") x 2.74m (9')

Landing
3.10m (10'2") x 1.83m (6')

Bedroom 1
4.42m (14'6") x 2.57m (8'5")

Bedroom 2
5.03m (16'6") x 2.13m (7')

Bedroom 3
2.82m (9'3") x 2.57m (8'5")

Bedroom 4
3.07m (10'1") x 1.83m (6')

WC
1.78m (5'10") x 0.84m (2'9")

Bathroom
2.18m (7'2") x 2.00m (6'7")

Garage





Floor Plan

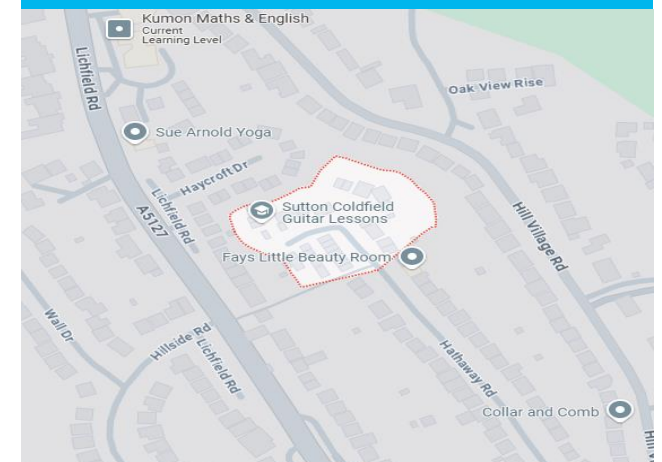
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | 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: