



Balmoral Road, Four Oaks,
Sutton Coldfield, B74 4UF

£490,000

This detached delight is full of charm, space, and sunshine – a real find for anyone craving comfort with a splash of personality.

Step inside to discover a bright and breezy open-plan living/dining room, perfect for lazy Sundays or lively dinner parties, all while soaking up the view of the sun-drenched south-facing garden. The well fitted breakfast kitchen provides ample of working space and storage, and there's a separate handy utility. A downstairs WC adds convenience, while the double garage and driveway mean there's room for bikes, buggies, or a classic car or two.

Upstairs, you'll find four properly sized bedrooms, including a main bedroom with its own ensuite. There's also a modern family bathroom that serves the remaining bedrooms.

Situated within this quiet cul de sac yet benefitting from access to a host of local amenities, this fantastic family home is within walking distance of highly regarded Primary and Secondary schools alongside local convenience shops and transport links by both bus and train.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living/Dining Room 6.93m (22'9") x 6.27m (20'7")

Kitchen 3.76m (12'4") x 3.20m (10'6")

Utility 2.16m (7'1") x 1.50m (4'11")

WC

Double Garage

Landing

Bedroom 1 3.92m (12'10") x 3.20m (10'6")

En-suite

Bedroom 2 3.92m (12'10") x 2.97m (9'9")

Bedroom 3 3.38m (11'1") x 3.15m (10'4")

Bedroom 4 3.25m (10'8") x 2.54m (8'4")

Bathroom





Floor Plan

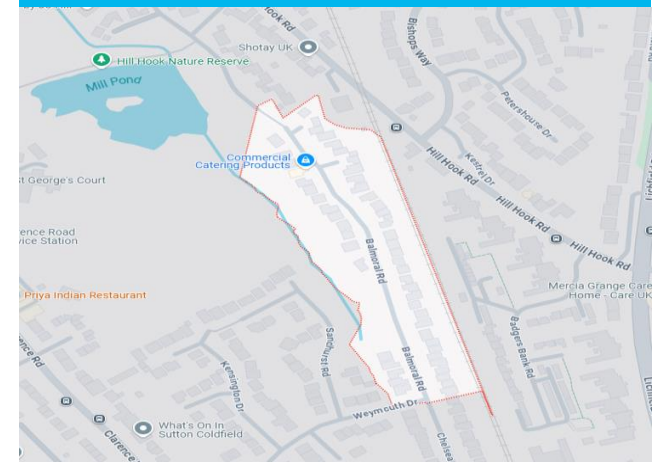
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

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