



Lowercroft Way, Four Oaks,  
Sutton Coldfield, B74 4XF

**Offers Over £550,000**



**A Beautifully Positioned Detached Home at the End of a Peaceful Cul-de-Sac** Tucked away in a quiet and desirable cul-de-sac, this detached home offers the perfect balance of tranquility, space, and comfort. From the moment you arrive, you'll appreciate its serene setting and excellent curb appeal.

Inside, the spacious living room features a charming square bay window and flows effortlessly through double doors into a formal dining room—ideal for entertaining or relaxed family meals. The heart of the home is the extended kitchen, complete with a central island, offering a warm and happy cooking atmosphere that's perfect for both everyday living and social gatherings. A convenient WC and access to the garage complete the ground floor.

Upstairs, a generous landing leads to four double bedrooms, some of which benefit from fitted wardrobes. The modern family bathroom includes both a shower and a bathtub, providing flexibility for busy households.

The rear garden is beautifully maintained, not overlooked, and offers a peaceful retreat for outdoor enjoyment. There's also potential to extend, allowing you to create additional space tailored to your lifestyle.

Lower Croft Way is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

**Council Tax Band:** We can confirm the Council Tax Band is E 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](mailto:Fouroaks@paulcarrestateagents.co.uk)



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings



Hall

Living Room  
5.33m (17'6") x 4.11m (13'6")

Dining Room  
3.33m (10'11") x 3.30m (10'10")

Kitchen  
5.38m (17'8") x 5.18m (17')

WC

Garage

Landing

Bedroom 1  
3.40m (11'2") x 2.00m (6'7")

Bedroom 2  
3.05m (10') x 2.82m (9'3")

Bedroom 3  
2.41m (7'11") x 2.16m (7'1")

Bedroom 4  
2.97m (9'9") x 2.62m (8'7")

Bathroom

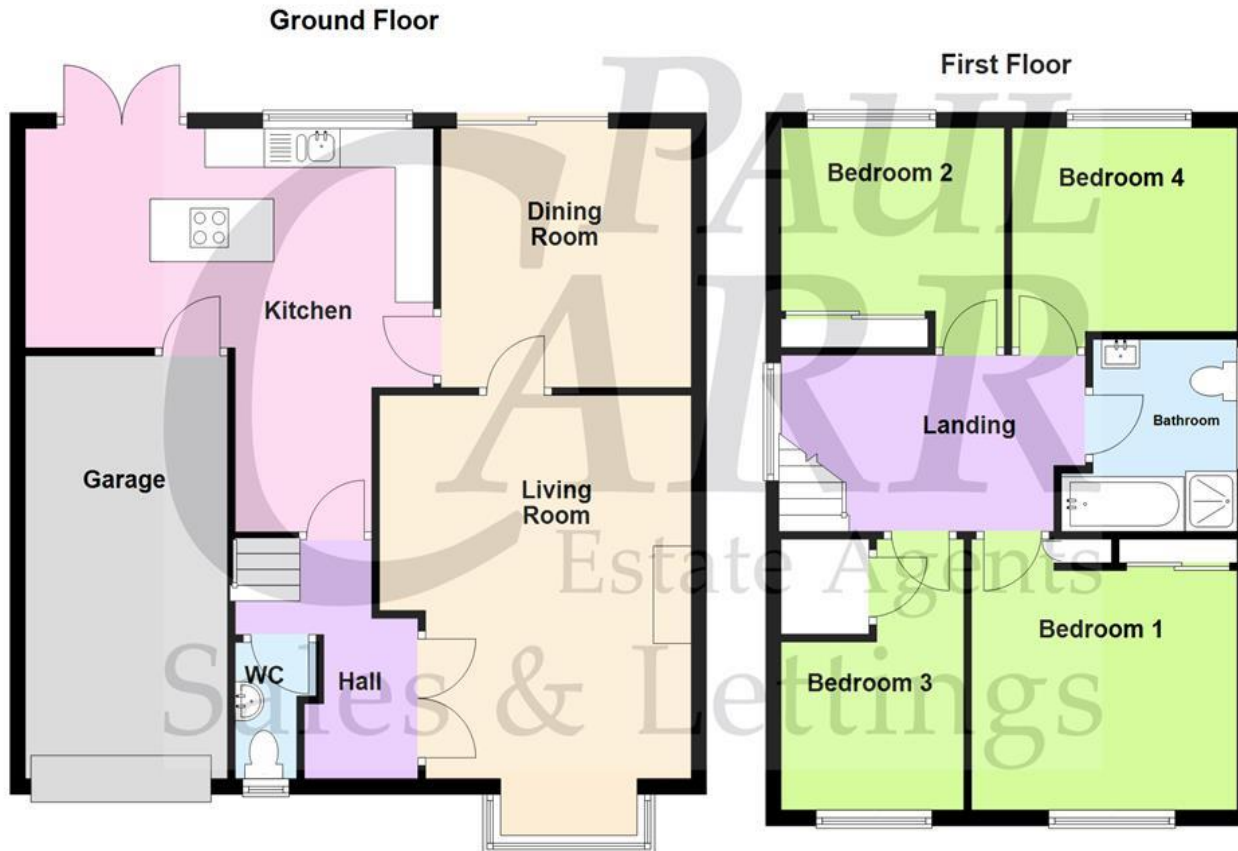






## Floor Plan

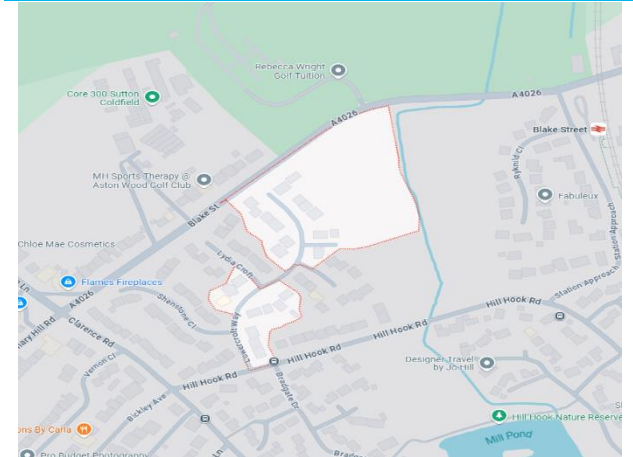
*This floor plan is not drawn to scale and is for illustration purposes only*



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Map Location











**PAUL  
CARR**  
Estate Agents  
& Lettings

**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:

[www.paulcarrestateagents.co.uk](http://www.paulcarrestateagents.co.uk)

 **OnTheMarket**.com

 **rightmove**.co.uk  
The UK's number one property website

 **The Property  
Ombudsman**

 **naea | propertymark**  
**PROTECTED**