



PAUL
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Sales & Lettings

Lichfield Road, Four Oaks, Sutton Coldfield, B74 4EG

Offers Over £500,000

This home offers space, warmth, and style — perfect for family life or anyone looking for a blend of charm and functionality. Beautifully presented semi-detached character home effortlessly combines period charm with modern comforts.

Set behind an attractive frontage, the property boasts high ceilings and thoughtful detailing throughout. To the front, a welcoming living room with a log burner offers a cozy retreat, while the rear has been tastefully extended to create a stunning open-plan kitchen, dining, and family area. Flooded with natural light from skylights and expansive bifold doors, this space is ideal for both everyday living and entertaining, with seamless access to the garden. A generously sized utility room also incorporates a convenient home office space, and there's a downstairs WC for added practicality. The garage offers additional storage or secure parking.

Upstairs, you'll find three well-proportioned bedrooms and a stylish, contemporary bathroom, all designed to complement the home's character while providing a relaxed and modern feel. The rear garden is well maintained and enjoys a large patio to enjoy the sunshine.

Lichfield Road 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.

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

or via Fouroaks@paulcarrestateagents.co.uk



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Porch

Hall

Living Room

4.27m (14') x 3.66m (12')

Kitchen/Dining Area

6.12m (20'1") x 4.95m (16'3")

Family Area

Utility/Office

4.88m (16') x 2.31m (7'7")

WC

Garage

Landing

Bedroom 1

4.27m (14') x 3.36m (11')

Bedroom 2

3.66m (12') x 3.05m (10')

Bedroom 3

2.72m (8'11") x 2.29m (7'6")

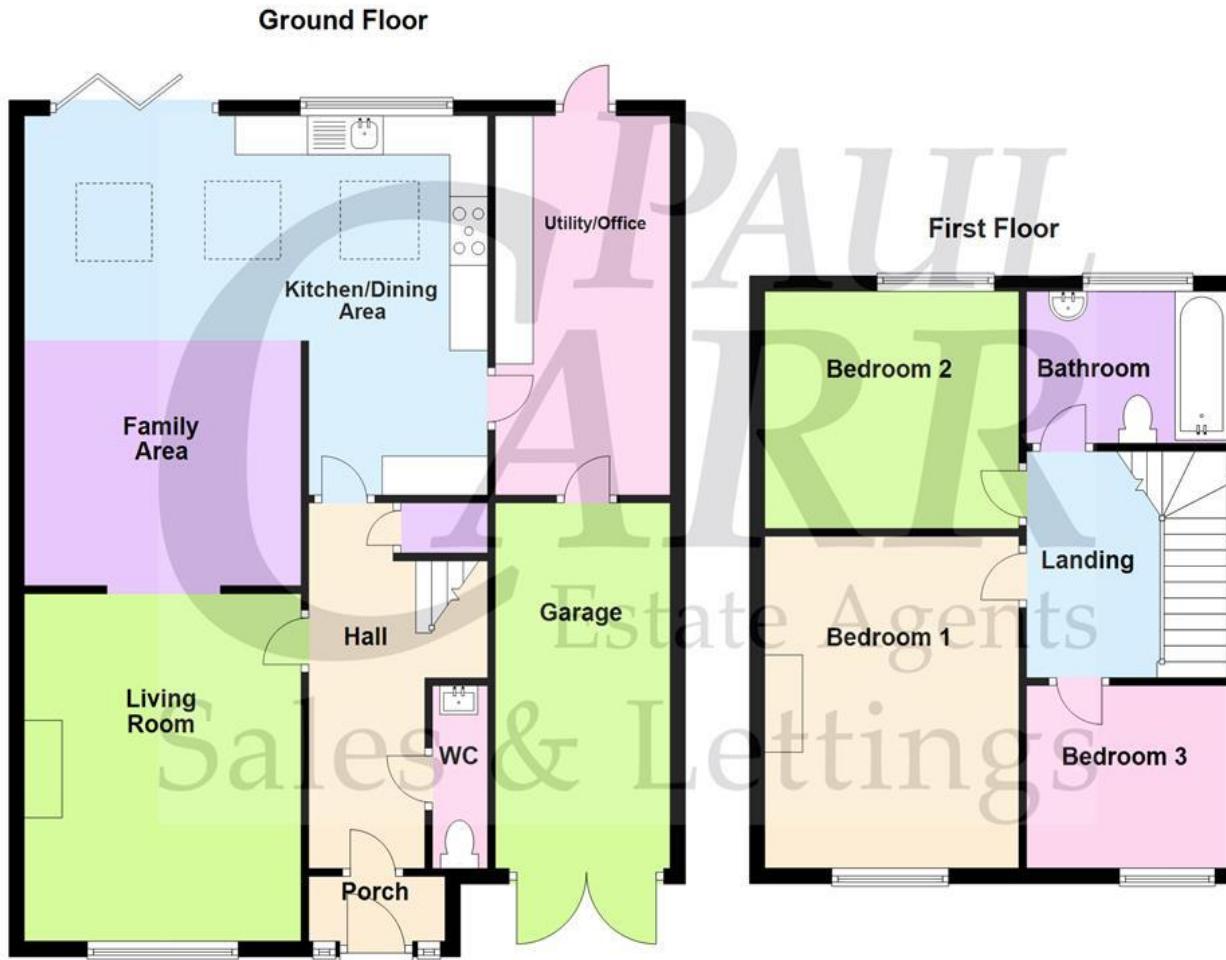
Bathroom





Floor Plan

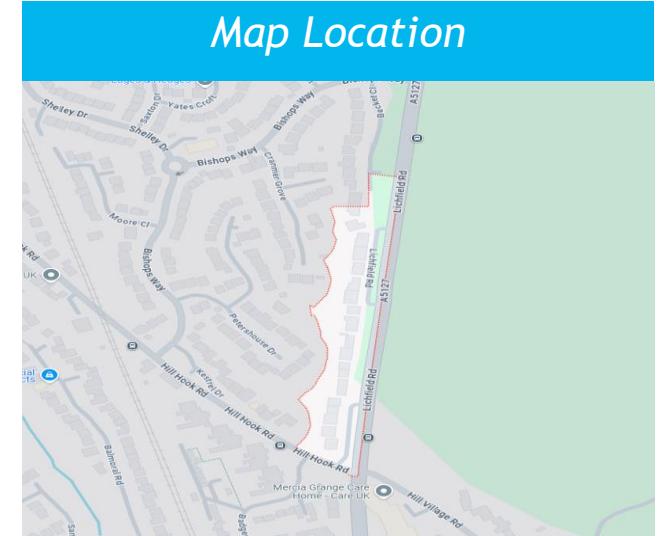
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		65 D
39-54	E		
21-38	F		
1-20	G		

Map Location







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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.
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