



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](mailto: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

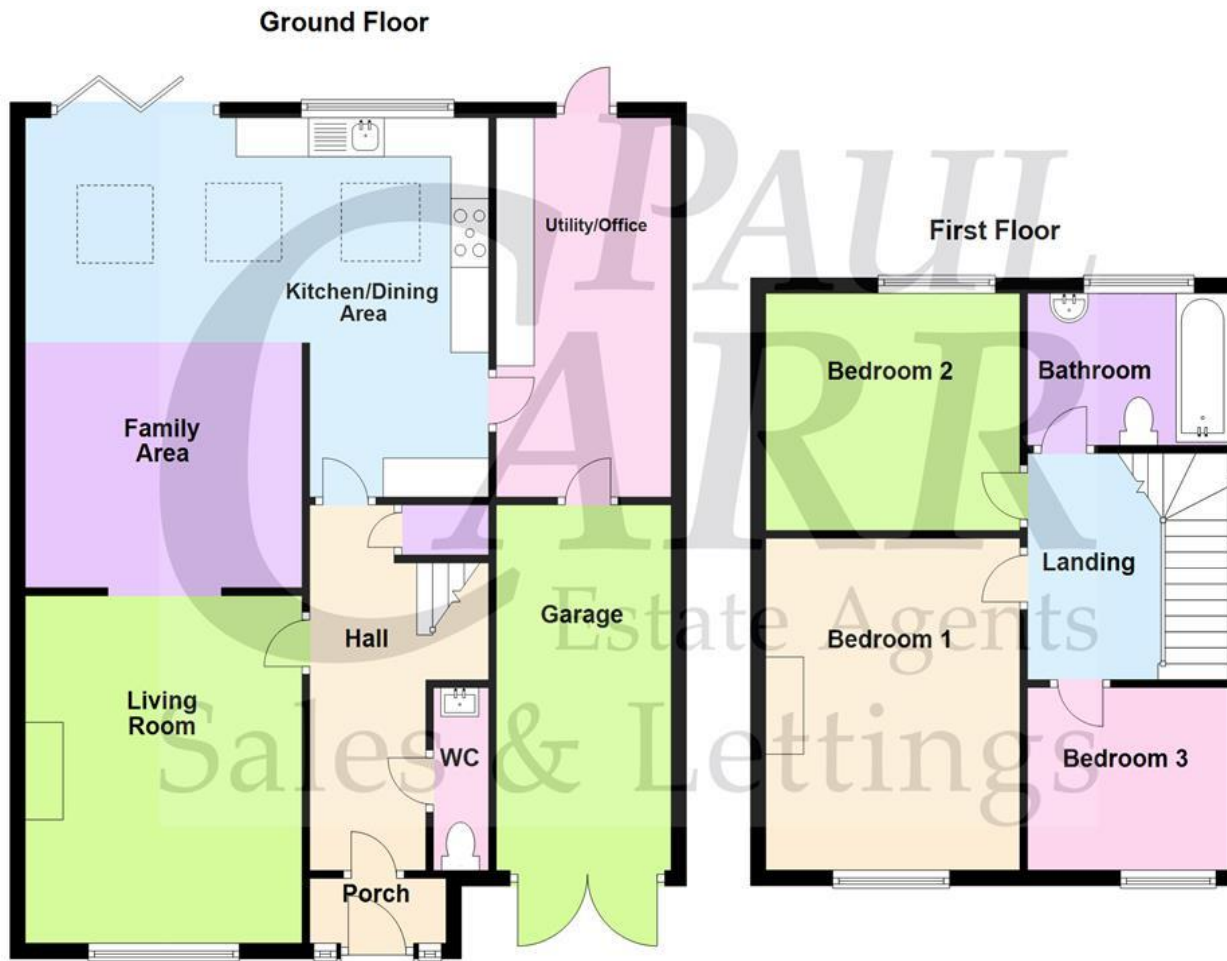






# Floor Plan

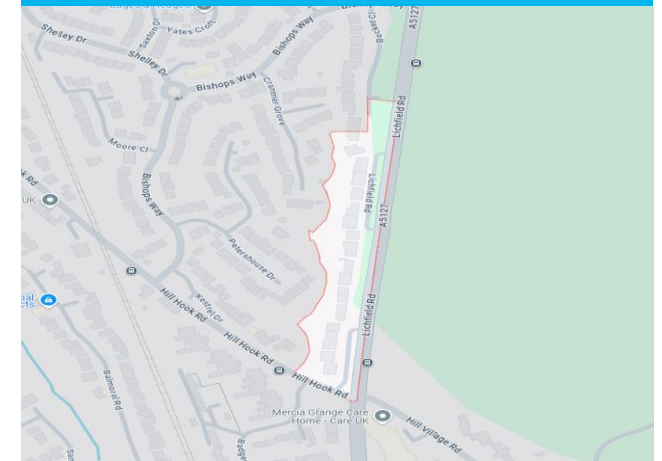
This floor plan is not drawn to scale and is for illustration purposes only



## 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:**

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