



Gibbons Road, Four Oaks,  
Sutton Coldfield, B75 5HB

**£285,000**

Life at Gibbons Road means you can enjoy a SOUTH facing rear garden!!

This semi-detached house is offered with no upward chain and features a well-planned layout ideal for comfortable living. The property benefits from a through living and dining room, providing a bright and versatile space for both relaxing and entertaining. The well-fitted kitchen offers ample storage and worktop space.

Upstairs, there are two double bedrooms. Bedroom one, located to the front of the property, includes a shower area, while bedroom two is positioned to the rear and enjoys pleasant views over the garden. A separate bathroom completes the accommodation. To the fore the drive provides off road parking enough space for 2 cars.

Situated in an extremely popular and convenient location close to excellent local schools and walking distance from the vibrant Mere Green Centre with a multitude of shops and restaurants this two-bedroom property really must be viewed.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is B 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)





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Porch

Hall

Living/Dining Room  
6.22m (20'5") x 3.33m (10'11") max

Kitchen  
2.77m (9'1") x 2.74m (9')

Landing

Bedroom 1  
3.25m (10'8") x 3.00m (9'10") max

Shower Room

Bedroom 2  
3.35m (11') x 2.87m (9'5")

Bathroom



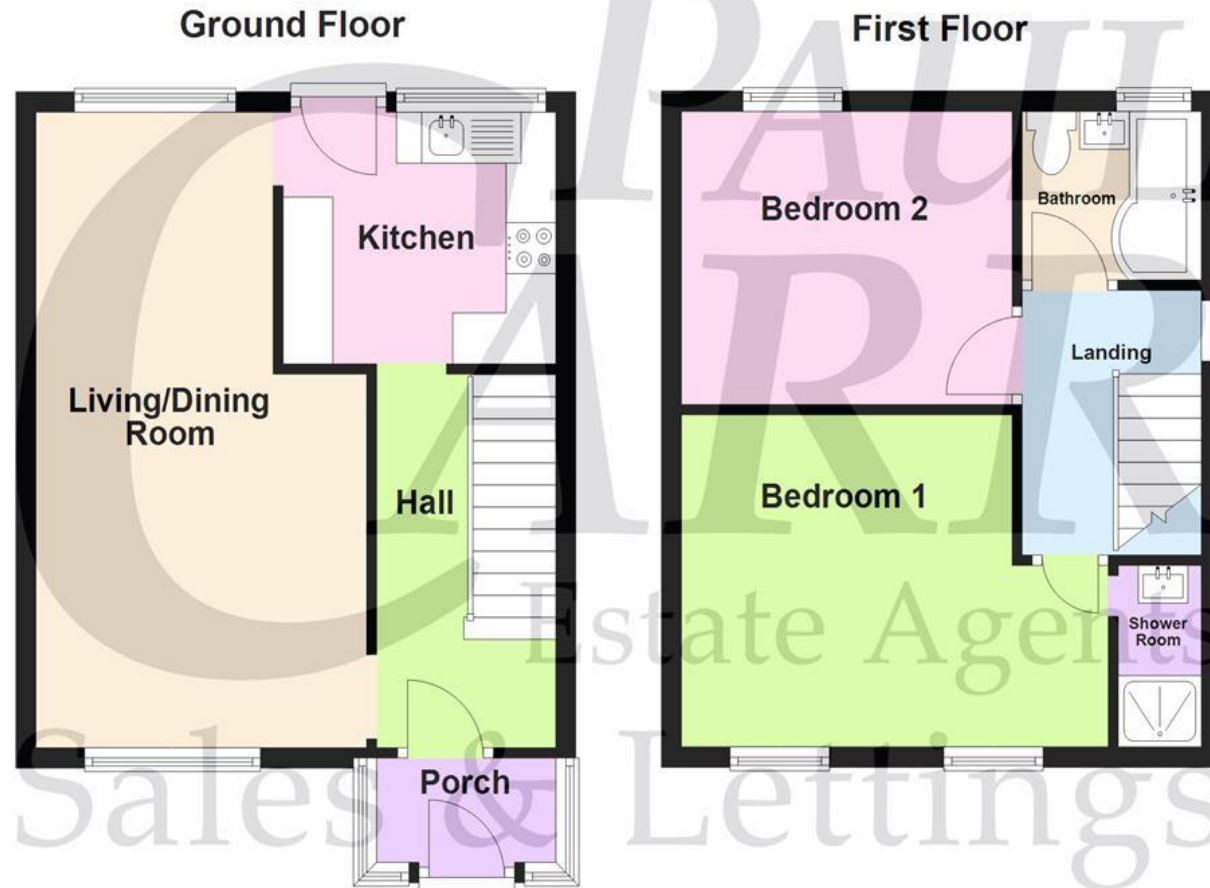






# Floor Plan

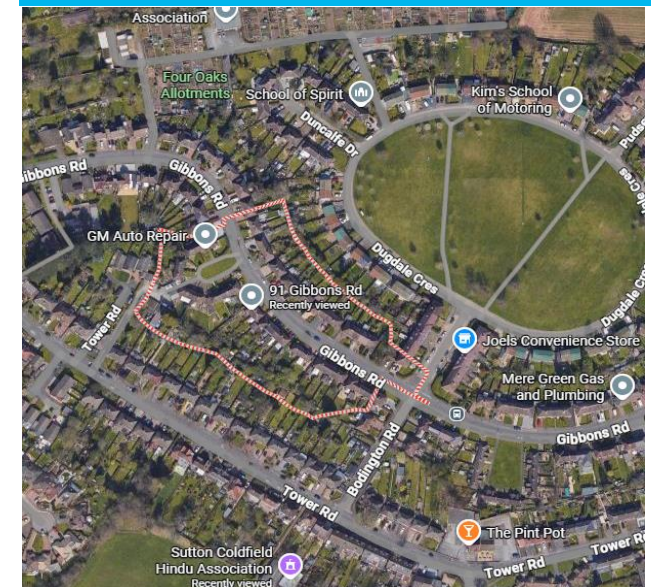
*This floor plan is not drawn to scale and is for illustration purposes only*



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Plan produced using PlanUp.

## Energy Performance Rating

## Map Location









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#### Agent's Note:

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Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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