



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

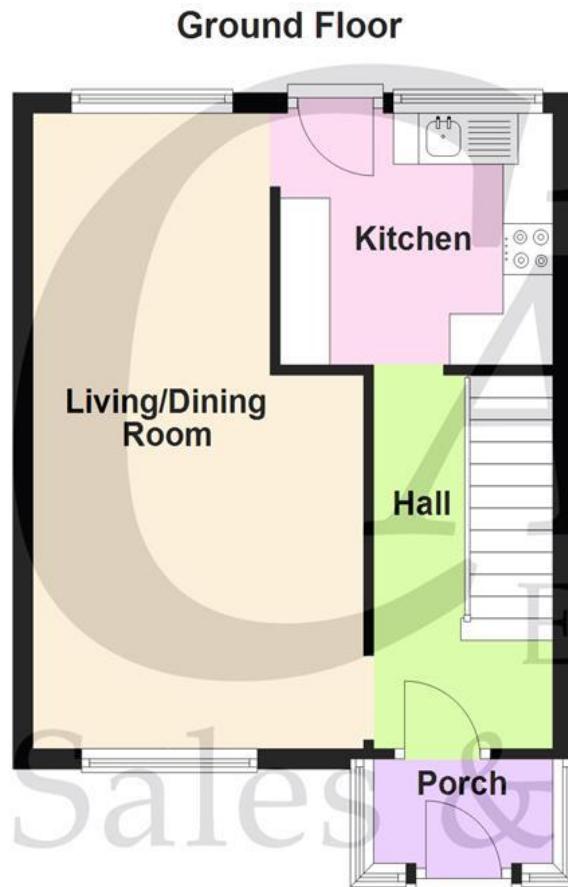




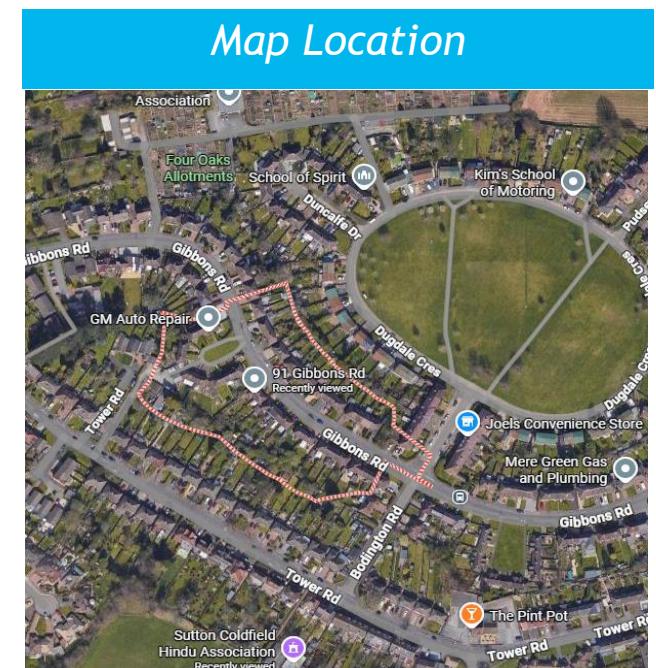
# Floor Plan

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

## Energy Performance Rating



This floorplan is not drawn to scale and is for illustration purposes only  
Plan produced using PlanUp.







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#### Agent's Note:

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