



Blackberry Lane, Four Oaks,
Sutton Coldfield, B74 4JF

Offers in Excess of £270,000

This charming home is nestled on Blackberry Lane, offering a serene and peaceful location within a cul-de-sac, providing a sense of privacy and a tranquil setting.

This 3-bedroom home boasts a stylish and modern interior throughout and as you step into the hallway, the lounge is on the left, exuding comfort and relaxation. To the right, you'll find the contemporary kitchen with a sleek island, perfect for culinary enthusiasts. Additionally, there's a convenient WC off.

Upstairs, three bedrooms await, offering comfort and privacy and the modern bathroom adds to the overall charm of this move-in-ready home.

Outside there is a lovely private garden with a fantastic, raised terrace area and useful gated side access.

Blackberry Lane is an excellent location for proximity to highly regarded Primary and Secondary schools and local train links are within walking distance and offer direct routes into Birmingham and Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

5.31m (17'5") x 3.76m (12'4") max

Kitchen

3.40m (11'2") x 3.20m (10'6")

WC

Landing

Bedroom 1

3.43m (11'3") x 2.69m (8'10")

Bedroom 2

3.76m (12'4") x 2.35m (7'9")

Bedroom 3

2.86m (9'4") x 2.34m (7'8")

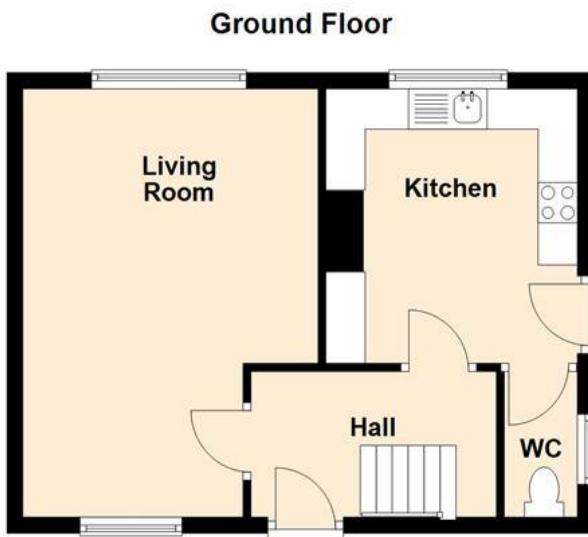
Bathroom





Floor Plan

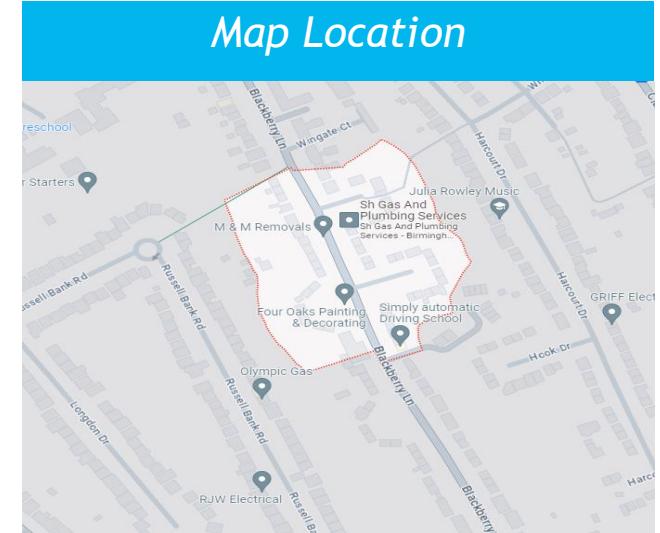
This floor plan is not drawn to scale and is for illustration purposes only

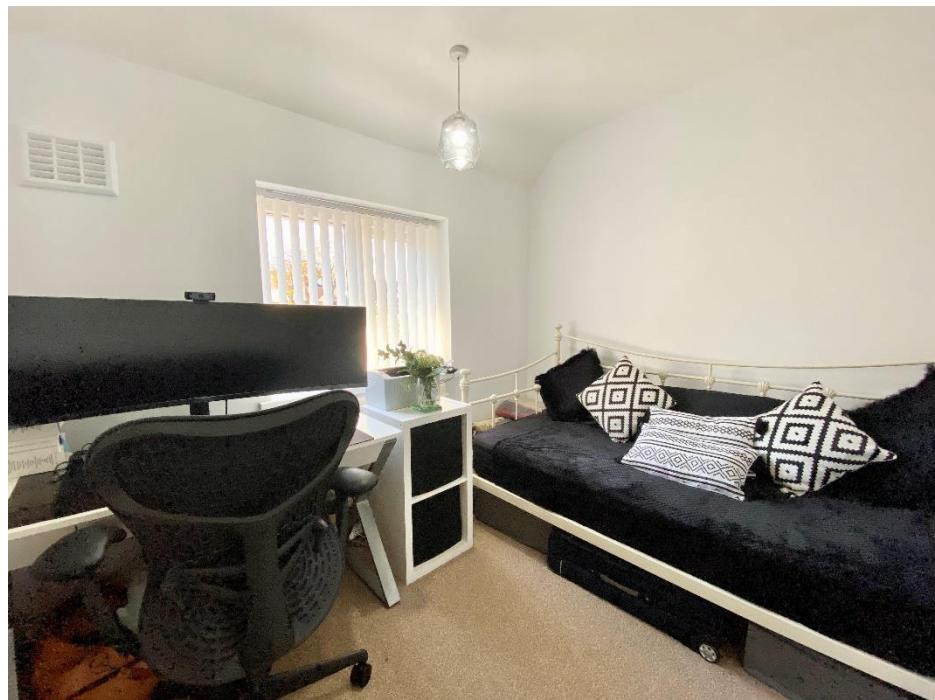


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E		52 E
21-38	F		
1-20	G		

Map Location







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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