



Clarendon Road, Four Oaks,
Sutton Coldfield, B75 5LA

Offers in Excess of £275,000

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An opportunity to acquire this well presented two bedroom end terrace house set in a prime location on Clarendon Road and creating an ideal first time purchase or investment property.

The house features a spacious living room adorned with a charming bay window, allowing ample natural light to filter in. Adjacent to it is the dining area seamlessly integrated with a modern kitchen, creating a sociable and functional space for meal preparation and entertainment.

Completing the accommodation is the conservatory to the rear. Upstairs, two cozy bedrooms await, alongside a well-appointed bathroom, providing comfort and convenience for the residents.

Outside a fantastic rear garden is extensively laid to lawn with a patio, ideal for entertaining.

Approached from Grange Lane, the property is situated within easy walking distance of highly regarded Primary schools and further complimented by local amenities including shops on Little Sutton Lane. Comprehensive shopping facilities are available at Mere Green shopping centre with a selection of restaurants, supermarkets and fine bistro dining. Regular public transport services provide ease of access to nearby City centres of Birmingham and Sutton Coldfield with Four Oaks railway station only a short driving distance away providing commuters with ease of access to Lichfield and Birmingham. Set back from the roadway with driveway approach provides ample off street parking facilities.





Hall

Living Room
3.58m (11'9") x 3.28m (10'9")

Dining Room/Kitchen
4.57m (15') x 3.73m (12'3")

Conservatory

Landing

Bedroom 1
3.38m (11'1") x 3.28m (10'9")

Bedroom 2
3.35m (11') x 2.74m (9')

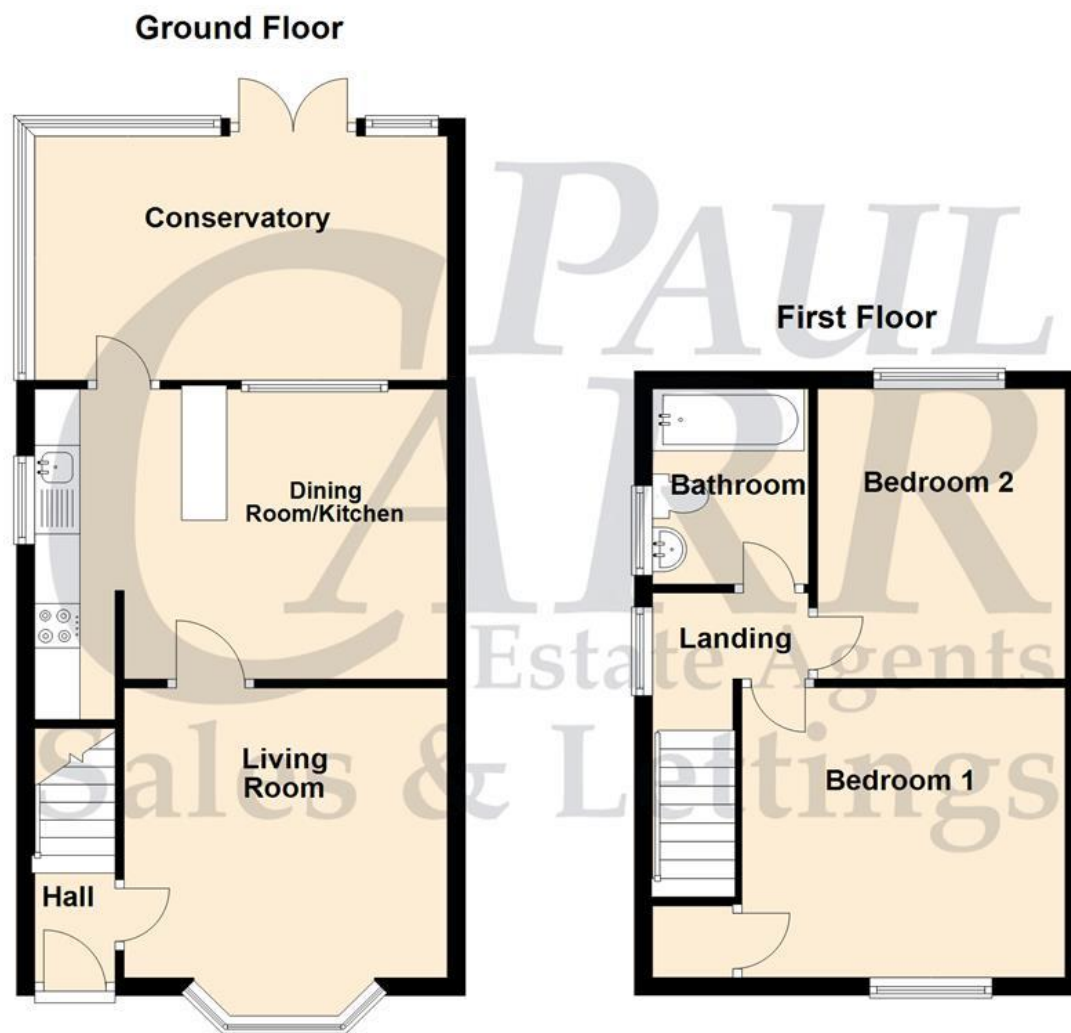
Bathroom

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.
Came on the market:

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

