



Clarence Road, Four Oaks  
Sutton Coldfield, B74 4AR

Offers in Excess of £475,000

Located on this exceptionally desirable road, ideal for access to sought after schools, this fantastic, extended family home offers a unique opportunity to purchase a house that boasts both space and a wealth of light throughout, with stunning views of a superb sized private garden to the rear.

A snug room, designed for everyday, making it family friendly, accessible and comfortable whilst overlooking and enjoying the garden views. The living room to the rear is a perfect space for formal entertaining, or special occasions. The kitchen, taking advantage of the garden views, provides superb space for both preparing food and provides access to the utility room.

The second floor comprises three bedrooms and a family bathroom with a separate WC and to the third floor is another spacious room.

Outside the landscaped garden is perfect for a family and enjoys a patio, ideal for summer barbeques. To the fore, the driveway provides ample of off road parking and a garage to the side.

Clarence Road is just a short walk away from the sought after Hill West Primary and Arthur Terry schools, Butlers Lane Train Station, as well as the nearby shops and amenities of Mere Green.

Tenure: We can confirm the property is Freehold.

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



Hall

Porch

Living Room 6.20m (20'4") x 3.99m (13'1")

Kitchen 3.98m (13'1") x 2.00m (6'7")

Utility 3.00m (9'10") x 1.78m (5'10")

Snug 5.00m (16'5") x 3.99m (13'1")

Bathroom

Garage

Landing

Bedroom 1 5.00m (16'5") x 3.63m (11'11")

Bedroom 2 4.27m (14') x 3.63m (11'11")

Bedroom 3 2.82m (9'3") x 2.59m (8'6")

Bathroom

WC

Landing

Bedroom 4 4.45m (14'7") x 4.17m (13'8")





# Floor Plan

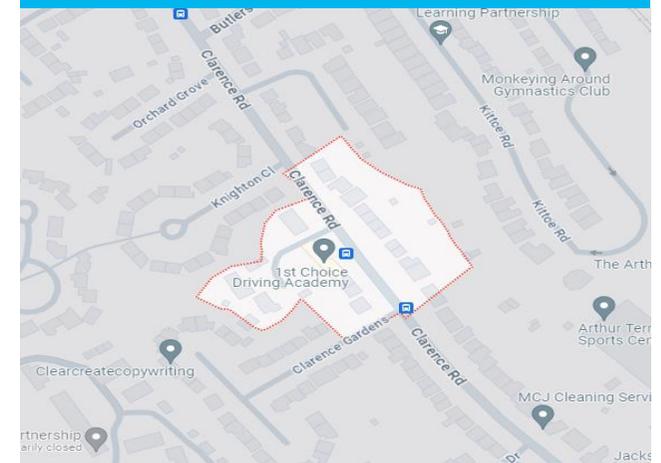
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	54 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. Came on the market: