Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk

Meadowside Road, Four Oaks, Sutton Coldfield, B74 4SJ

£425,000

This well-presented three-bedroom semi-detached home offers generous living accommodation, a modern kitchen and an established rear garden, making it an ideal choice for first-time buyers, couples and growing families.

The property boasts well-proportioned accommodation throughout, including a spacious through living and dining room, providing an ideal setting for both relaxing and entertaining. The modern kitchen, complete with integrated appliances, offers a stylish and practical space for everyday family life. A generously sized utility room provides excellent additional space for laundry, storage and household essentials. A separate WC and storage garage complete the ground floor accommodation.

To the first floor are three well-proportioned bedrooms, some benefiting from fitted wardrobes. A separate WC and wet room complete the first-floor layout.

Externally, the property enjoys a good-sized, private rear garden, predominantly laid to lawn and complemented by mature shrubs, established planting and colourful borders, creating an attractive outdoor space for relaxing and entertaining. The property is ideally situated within the catchment area of a good selection of primary and secondary schools, many within convenient walking distance. The popular Mulberry Walk development in Mere Green, offering a variety of restaurants, cafés and amenities, is close by, while Sutton Park is also easily accessible on foot or by car. For commuters, the property is conveniently located within walking distance of local bus services and Butlers Lane railway station, providing excellent transport links.

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

or via Fouroaks@paulcarrestateagents.co.uk

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Living Room
3.91m (12'10") x 3.43m (11'3")

Dining Room
3.28m (10'9") x 3.12m (10'3")

Kitchen
3.15m (10'4") x 2.74m (9')

Utility
3.13m (10'3") x 2.39m (7'10")

WC
1.46m (4'9") x 1.02m (3'4")

Garage
3.30m (10'10") x 2.39m (7'10")

Landing

Bedroom 1
4.22m (13'10") max x 3.89m (12'9")

Bedroom 2
3.34m (10'11") x 3.12m (10'3")

Bedroom 3
2.59m (8'6") x 2.21m (7'3")

WC
1.70m (5'7") x 0.69m (2'3")

Bathroom
1.75m (5'9") x 1.68m (5'6")

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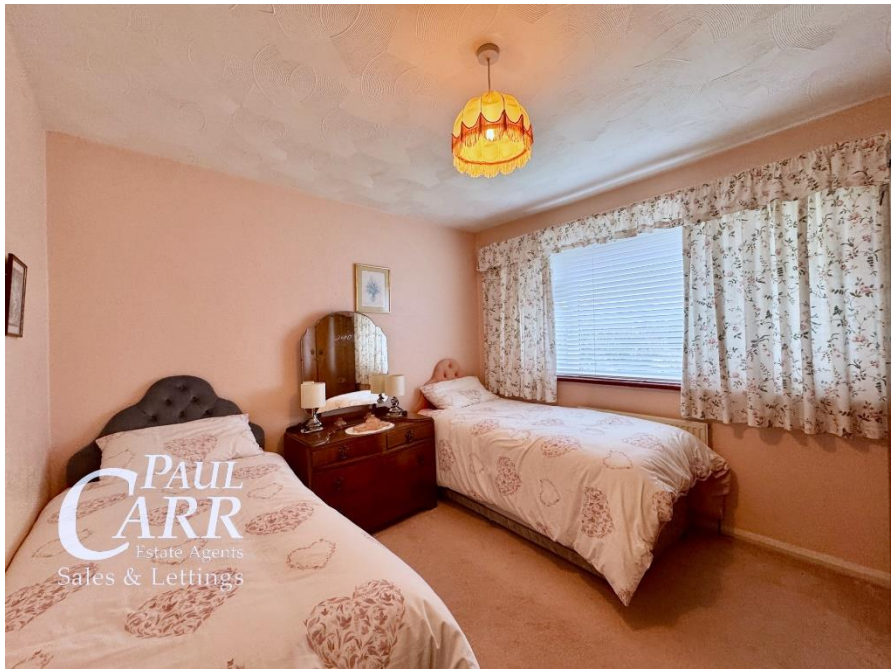
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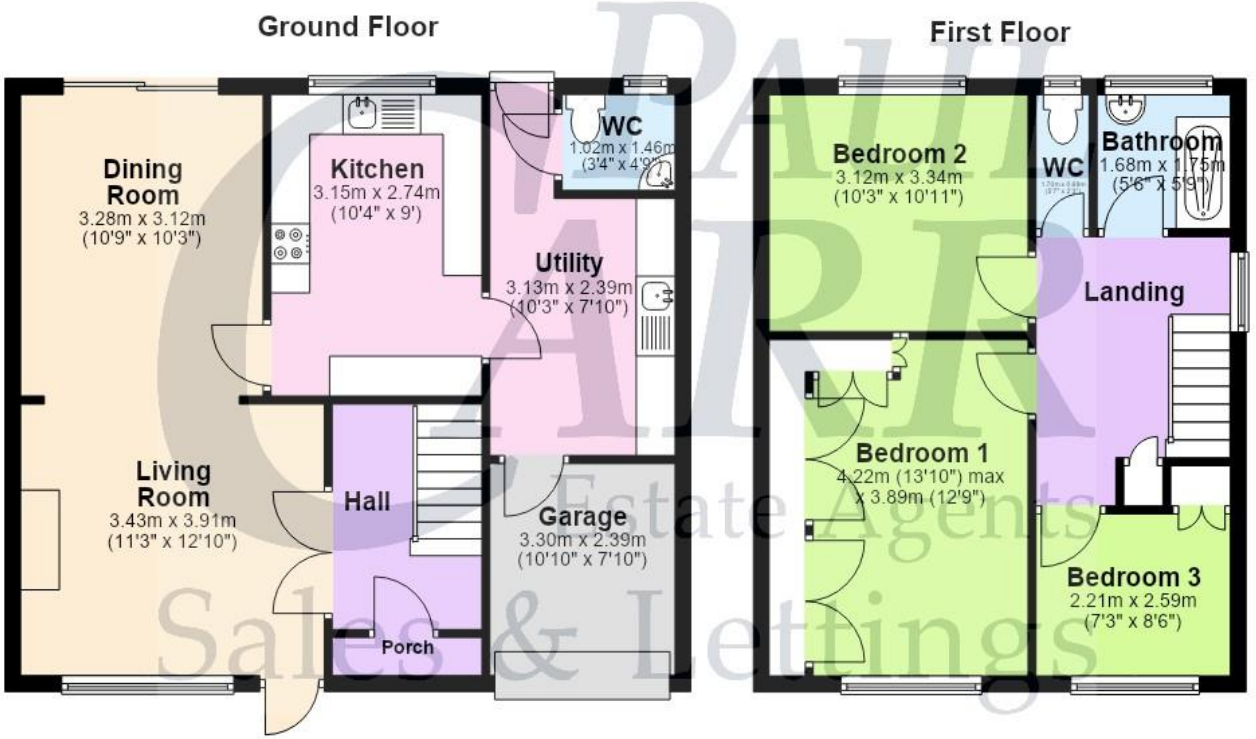
Floor Plan

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



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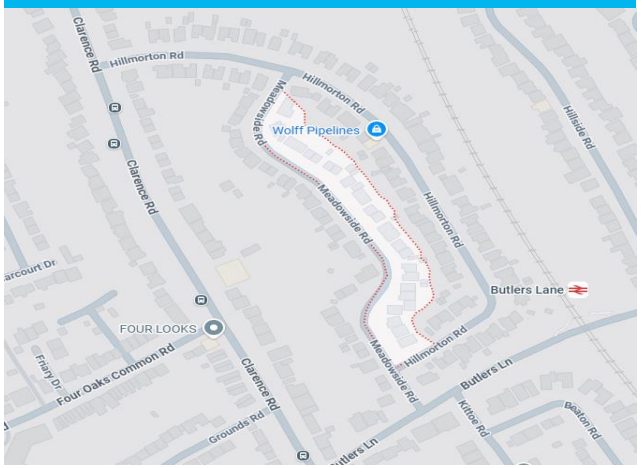
Plan produced using PlanUp.

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 £47.50 + VAT (£57 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.