



74 Four Oaks Common Road, Sutton Coldfield, West  
Midlands, B74 4NN

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 74 Four Oaks Common Road, Sutton Coldfield, West Midlands, B74 4NN

# £295,000

With an abundance of charm and character this delightful mid terraced cottage home enjoys a convenient location within the Four Oaks area. Perfect for accessing local primary and secondary schools including Hill West and Arthur Terry schools, and within easy reach of the excellent facilities in Mere Green, this truly is a well located property. Added to this is its delightful presentation which takes full advantage of the natural character of this early 20th century dwelling, which is further enhanced by the charming garden to the rear which includes a lovely private sitting area to the rear of the garden. The very popular Sutton Park is nearby, and to fully appreciate this delightful home an early viewing would be strongly recommended.



### VESTIBULE ENTRANCE PORCH

approached via a solid wood entrance door and having quarry tiled floor, electric wall heater, sealed unit double glazed window, wall light point and inner obscure glazed door opening to:

### SITTING ROOM

3.63m x 3.40m (11' 11" x 11' 2") a delightful cottage style room having an open fireplace with tiled hearth, cast-iron grate and natural wood surround, sealed unit double glazed window to front, revealed and varnished floorboards, double radiator and door to:

### DINING ROOM

4.70m x 3.40m (15' 5" x 11' 2") a superb sized room having feature laminate flooring, double radiator, stairs leading off, French door leading out to the rear garden and further glazed door opening to:

### FITTED KITCHEN

3.90m x 2.14m (12' 10" x 7' 0") well fitted with extensive work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in electric oven and grill with four ring gas hob and extractor fan, space and plumbing for washing machine, space for tumble dryer and space for fridge/freezer, sealed unit double glazed windows to side, quarry tiled flooring, metro style tiled splashback and one and a half bowl stainless steel sink unit with swan neck mixer tap. An opening leads to a:

### REAR LOBBY

having door out to the rear garden and recess housing the Vaillant combination gas central heating boiler with LCD timer and thermostat. Door to:



### BATHROOM

having a panelled bath with thermostatic shower fitment fitted over, close coupled W.C., wash hand basin, obscure sealed unit double glazed window, radiator, tiling to three walls with one accent wall and quarry tiled flooring.

### FIRST FLOOR LANDING

approached via stairs with a spindle balustrade and having radiator.

### BEDROOM ONE

3.63m x 3.40m (11' 11" x 11' 2") having window to front, radiator and shelved recess providing excellent storage.

### BEDROOM TWO

3.65m x 2.37m (12' 0" x 7' 9") another double sized room having radiator and sealed unit double glazed window to rear.

### BEDROOM THREE

3.90m x 2.14m (12' 10" x 7' 0") another double bedroom having sealed unit double glazed window to rear and two radiators.



## OUTSIDE

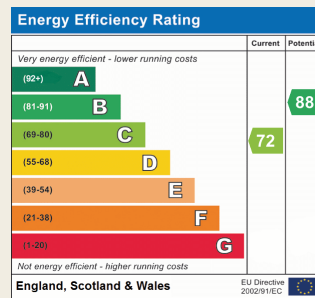
To the front of the property is a block paved driveway providing parking for one car. To the rear of the property is a good sized garden having a block paved patio seating area with useful cold water tap and external lighting. The patio leads on to a lawn having fenced and hedged perimeter, beyond which is a further charming sitting area with mature tree and useful garden storage shed.

## COUNCIL TAX

Band C.

## AGENTS NOTE

Water -South Staffs Water. Electric and Gas supplier - Shell. Telephone, broadband and satellite - Sky. For broadband and mobile phone speeds and coverage, please refer to the website below:  
<https://checker.ofcom.org.uk/>



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR



1ST FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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