



Heath Croft Road

Four Oaks, Sutton Coldfield, West Midlands, B75 6NF

Offers Over £675,000

Property Features

- Stunning & Immaculately Presented Detached Bungalow
- Finished To The Highest Of Standards
- Through Entrance Hall
- Open Aspect Living Area
- Open Kitchen & Dining Area
- Separate Family Room, Utility
- Master Bedroom With En-suite
- Two Further Bedrooms & Family Bathroom
- Outstanding Rear Garden
- Fore Garden, Garage & Driveway

Full Description

Taylor Cole Estate Agents are proud to offer 'for sale' this truly stunning and immaculately presented detached bungalow. This sensational property has been transformed by the current owners, finished to the highest of standards and boasts impressive internal and external accommodation, which includes; through entrance hall, open aspect living area, open kitchen and dining area, separate family room, utility, master bedroom with en-suite, two further bedrooms, family bathroom, garage, outstanding rear garden, driveway and fore garden. Early viewing is considered essential.

This most stunning family home occupies a fantastic position and enviable sized plot upon this highly desirable residential road, conveniently situated only a short distance away from local schools, shopping amenities and excellent commuting links. To the fore of the bungalow is a neat lawned fore garden, which has a driveway offering ample off-road parking facilities. The remote control roller shutter garage door opens to relieve the spacious garage and the secure front entrance door is situated adjacent.

THROUGH ENTRANCE HALL

The welcoming through entrance hall begins with the secure double glazed composite front entrance door and has three ceiling light points, wall socket, loft hatch access, luxury tiled flooring with underfloor heating beneath, matching skirting up-stands, fitted display of cupboards which enclose twin hanging rails, shelving units and housing for the 'Viesmann' combination boiler and manifold system, doors to:

OPEN ASPECT LIVING AREA

17' 0" x 14' 10" (5.18m x 4.52m)

This stunning open aspect living area combines lounge seating and the open plan kitchen creating the most perfect social space, with the living area having ample floor space for free standing furniture, ceiling light point, wall sockets, TV connection point, luxury tiled flooring with matching up-stand skirtings, open to:

OPEN ASPECT KITCHEN/DINING AREA

19' 3" x 23' 3" (5.87m x 7.09m)

This outstanding open plan kitchen/dining area is a stand out feature to the property and is incorporated within the rear extension. The L-shaped room is open to the living area and possesses every element a purchaser requires for modern open living. The kitchen itself is equipped with high end appliances which include an integrated 'Neff' dishwasher, full height 'Zanussi' fridge, display of 'Bosch' cooking appliances with two built-in ovens, microwave grill and warming drawer, which all sit central to the cupboard surround with high gloss concrete effect handleless units, within the centre of the kitchen is an island which boasts matching matte black



handleless base units and drawers, quartz working surface with inset one and half bowl stainless steel sink with hot and cold mixer tap over and drainer grooves adjacent, five ring 'Bosch' induction hob with electric rising extractor fan and light point over, integrated under-counter fridge, 'Bosch' wine cooler reside adjacent to a further base unit, along with further quartz working surfaces, walk-in butlers pantry adjacent, ceiling light point and wall sockets are across the room, UPVC double glazing and 'Velux' window provide natural lighting, with bi-folding doors opening to the rear garden providing seamless indoor and outdoor space, and which neatly close to reveal the magnetic blinds.

FAMILY ROOM

12' 8" x 14' 6" (3.86m x 4.42m)

This separate family room/lounge provides versatile floor space with underfloor heating for free standing furniture, ceiling light point, wall sockets, wall mounted TV connection point, feature remote control operated roof light.

UTILITY ROOM

9' 11" x 5' 0" (3.02m x 1.52m)

Offering a matching range of shaker units and having integrated slimline dishwasher, recess and plumbing for washing machine, recess and point for tumble dryer, square edge working surface with inset circular stainless steel sink with hot and cold mixer tap over, matching up-stands, ceiling light point, extractor fan, luxury tiled flooring with matching up-stand skirtings, integral door into the garage area.

BEDROOM ONE

18' 10" x 12' 08" (5.74m x 3.86m)

The spacious master bedroom offers a wealth of floor space for free standing bedroom furniture and has two upright column radiators, two ceiling light points, wall sockets, wall mounted TV connection point, UPVC double glazed window with fitted shutters to the front aspect, door into:

LUXURY EN-SUITE

10' 0" x 7' 1" (3.05m x 2.16m)

Beautifully presented en-suite bathroom which boasts an array of luxury sanitary ware which includes 'his' and 'hers' sinks with hot and cold mixer taps over, toiletry drawers beneath, free standing heritage bath with hot and cold mixer tap above, WC, walk-in shower with waterfall shower head and detachable hose with glass side screen, feature tiled wall with recessed display shelving and LED lighting above, ceiling light point, wall mounted heated towel rail, obscure UPVC double glazed window with fitted shutter to the front aspect, tiled flooring.

BEDROOM TWO

12' 10" x 10' 6" (3.91m x 3.2m)

Again being a double bedroom and providing ample floor space for free standing furniture, ceiling light point, UPVC double glazed window with fitted shutters to the side aspect, wall sockets, radiator, wall mounted TV connection point.

BEDROOM THREE

8' 9" x 11' 5" (2.67m x 3.48m)

Currently used as the guest bedroom, bedroom three has wall sockets, ceiling light point, radiator, UPVC double glazed window with fitted shutters to the side aspect.



FAMILY BATHROOM

5' 11" x 5' 1" (1.8m x 1.55m)

This matching suite comprises of a close coupled WC set within vanity unit with heritage hand wash basin, hot and cold taps over and toiletry storage beneath, walk-in shower with enclosed shower fitment and glass side screen, ceiling light point, wall mounted heated towel rail, tiled flooring, obscure UPVC double glazed window with fitted shutters to the side.

OUTSIDE

GARAGE

Accessed via the remote control roller shutter garage door, the garage offers fantastic storage or off road parking facilities and has a ceiling light point, loft hatch access, door into the inner lobby which in turn provides access to a secondary storage cupboard, internal door into the utility room.

REAR GARDEN

The magnificent landscaped rear garden offers excellent outdoor living space and begins with the composite decking area providing superb outdoor seating and entertainment space, and neatly continues to the side aspect which leads to a slabbed paved path to the double opening side entrance gates, a large artificial lawned area has retaining sleeper boundaries to the fore, free standing timber shed situated adjacent, along with providing access to the brick built summerhouse which is furnished with bi-fold doors with fitted privacy glass, luxury tiled flooring, ceiling light point with fan fitment attached, wall socket, and versatile space.

ANTI MONEY LAUNDERING

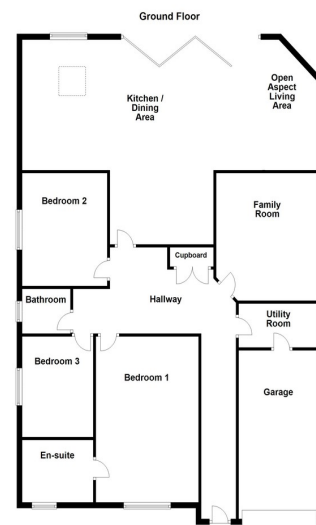
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements