

NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.

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

Four Oaks | 0121 323 3323



- Highly Sought After Location
- NO UPWARD CHAIN
- Spacious Lounge
- Sitting/Dining Area
- Kitchen Diner
- Utility Room

Sharrat Field, Four Oaks, Sutton Coldfield, B75 6QT

Offers In Region Of  
 £395,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location within Four Oaks this 3 bedroom detached bungalow offers spacious living accommodation and privacy. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links and superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Entered via an enclosed porch there is a hallway with access to the spacious lounge with separate sitting/dining area, a kitchen diner and utility room, an inner hallway with access to the 3 bedrooms and a bathroom, to complete the home there is a garage and a private rear garden.

The bungalow is being sold with no upward chain and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a useful cloaks cupboard, radiator and doors to:

LOUNGE 18' 10" x 12' 11" max (5.74m x 3.94m) A spacious formal lounge with a feature fireplace as the focal point, a window to the front, 2 radiators and opening in to the sitting/dining area.

DINING AREA 8' 3" x 9' 2" (2.51m x 2.79m) Offering a multitude of uses with sliding patio doors to the rear garden and radiator.

KITCHEN DINER 19' 6" x 8' 6" (5.94m x 2.59m) To include a matching range of wall and base mounted units with complementing work surfaces over, integrated double oven, hob and extractor fan, sink and drainer unit, space for a fridge freezer/dishwasher, windows to both front and side and a door to the utility room.

UTILITY ROOM 13' 5" x 5' 2" (4.09m x 1.57m) Having base units, sink and drainer unit, plumbing and space for white goods, doors to both front and rear.

From the lounge there is an inner lobby with doors to:

BEDROOM ONE 13' 2" x 10' 1" (4.01m x 3.07m) Having fitted wardrobes with shelving, hanging and storage space a window to the rear and radiator.

BEDROOM TWO 9' 9" x 8' 11" (2.97m x 2.72m) Having a built in wardrobe, rear facing window and radiator.

BEDROOM THREE 8' 5" x 8' 4" (2.57m x 2.54m) Having a window to the side and radiator.

FAMILY BATHROOM A matching suite with a panelled bath with shower over, wash hand basin, low level WC and side facing window.

GARAGE Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely sized private garden with a patio area for entertaining, mainly lawned with trees and shrubs to the boundaries offering privacy.

Council Tax Band E Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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