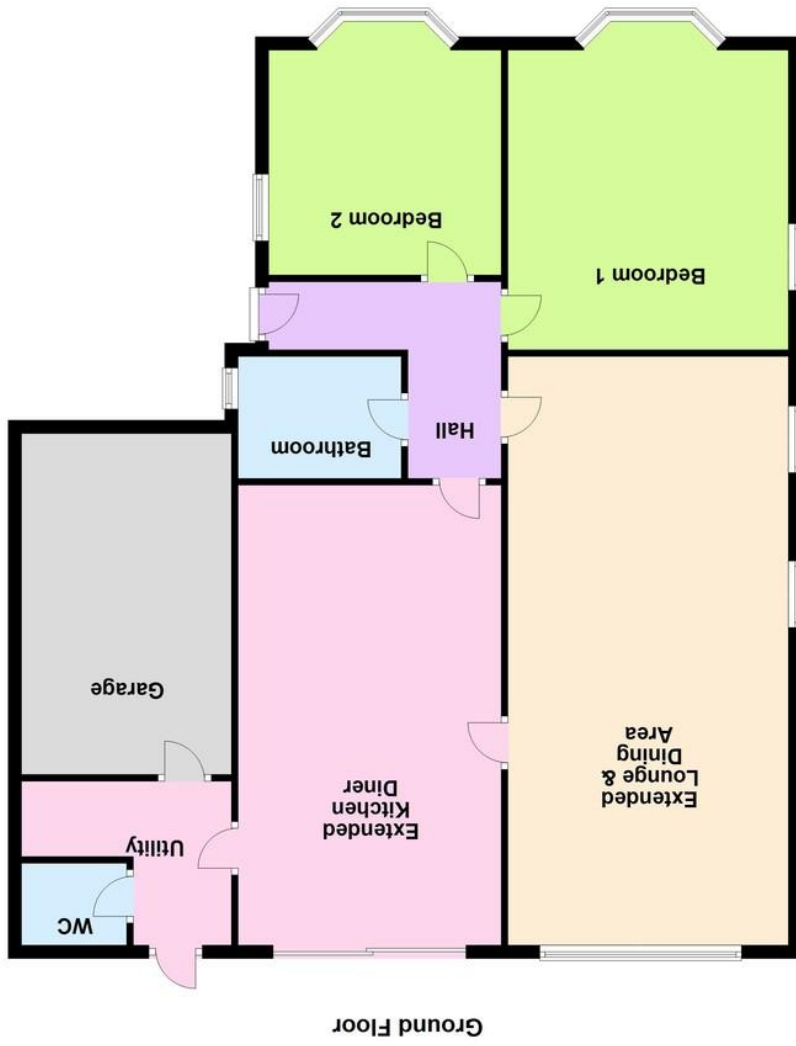


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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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	64 D	
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Extended 2 Bedroom Detached Bungalow
- Large Lounge & Dining Room
- Extended Kitchen & Dining Area
- 2 Good Sized Bedrooms

Streetly Crescent, Four Oaks, Sutton Coldfield, B74 4PX

Offers In Region Of £575,000



Property Description

Occupying a highly sought after location within Four Oaks this extended two bedroom detached bungalow is situated on a large plot and is also being sold with the added benefit of having no upward chain. Approached via a driveway to the front the bungalow is entered via a hallway with access to the large lounge and dining room, an extended kitchen and dining/sitting area leads to a utility and guest WC, two double bedrooms and a family bathroom. To complete the home there is a beautiful rear garden. Streetly Crescent is approached off Park View Road which in turn can be accessed via Streetly Lane or Walsall Road so ideally placed for many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres.

Bungalows of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a picture rail, radiator, loft access and doors to:

LOUNGE & DINING ROOM 29' x 11' 11" (8.84m x 3.63m) A lovely sized and extended lounge and dining area, the lounge has a feature fireplace as the focal point with two windows either side allowing natural light, a decorative arch way leads to the dining area with a picture window overlooking the lovely rear garden and has a door to the kitchen diner.

KITCHEN DINER 20' 8" x 13' 7" (6.3m x 4.14m) To include a Farmhouse style kitchen with hand crafted units with complementing work surfaces over and tiled splash backs, integrated oven and hob with extractor fan over, sink and drainer unit, radiator and opening in to the family/dining area with patio doors providing views and access over the landscaped rear garden

UTILITY ROOM 13' 4" x 8' max (4.06m x 2.44m) To include wall and base units, sink and drainer unit, radiator, access to the rear, a gardeners WC and a door to the garage.

BEDROOM ONE 14' 10" x 10' 9" (4.52m x 3.28m) A lovely master bedroom with a bay window to the front and a further window to the side allowing natural light and radiator.

BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m) Having windows to front and side and radiator.

FAMILY BATHROOM Includes a matching suite with a corner bath and separate shower cubicle, wash hand basin and low level WC, window to the side.

GARAGE 13' 9" x 8' 4" (4.19m x 2.54m) (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 fabulous private landscaped garden with a patio area for entertaining, an ornamental fish pond, matures trees and shrubs to the boundaries offer maximum privacy and a most picturesque setting.

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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