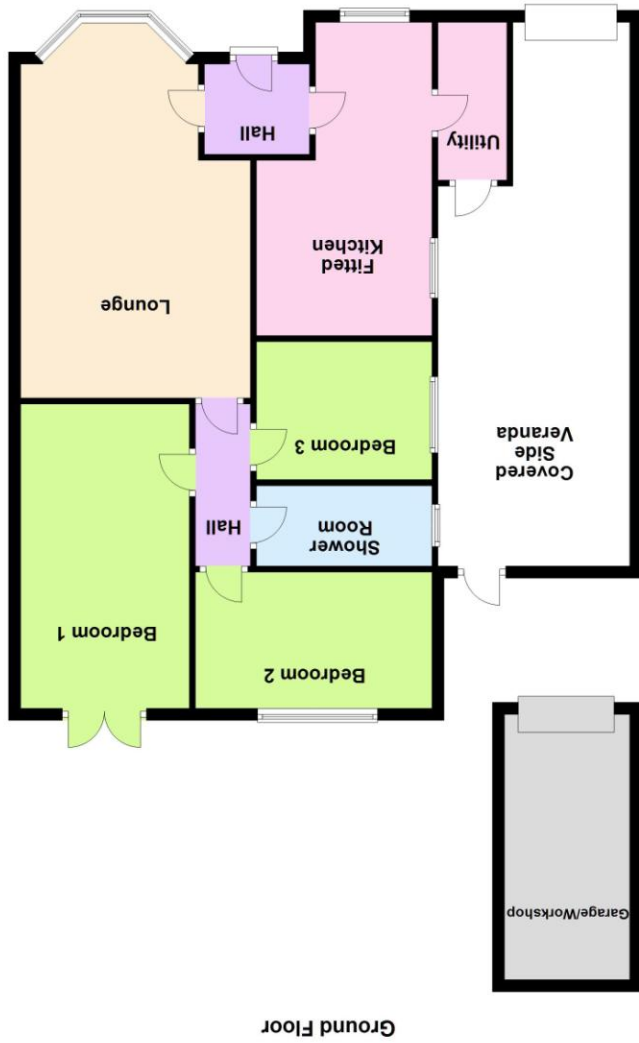
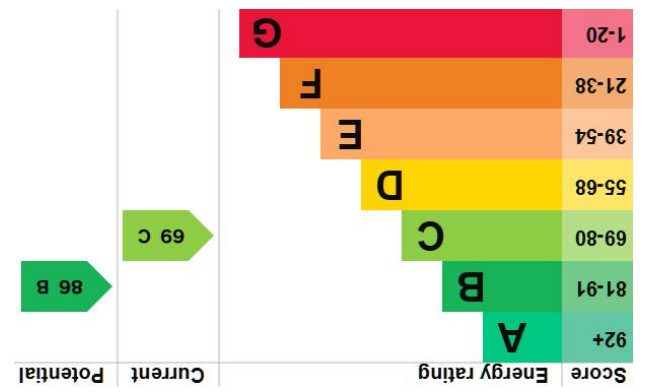


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- Spacious Lounge
- Fitted Kitchen & Utility Area
- 3 Bedrooms
- Refitted Shower Room

Mere Pool Road, Four Oaks,
 Sutton Coldfield, B75 6ND

Offers In Region Of
 £415,000



Property Description

Occupying a highly sought after and quiet location within Four Oaks and being within the catchment area for many well reputed schools for children of all ages, offering 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. Making an ideal downsize as the bungalow has been beautifully maintained and sits within a central location and must be viewed to appreciate the standard of accommodation on offer. Entered via a hallway there is a spacious lounge and fitted kitchen with utility area off, an inner lobby leads to a lovely master bedroom overlooking the stunning rear garden, two further bedrooms, one of which is currently a dining room and a luxury refitted shower room. To the side of the home there is a covered veranda and a door to the beautifully landscaped low maintenance Japanese style garden.

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

In brief the accommodation comprises:

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

FORMAL LOUNGE 18' 6" x 12' 10" max (5.64m x 3.91m) A lovely sized formal living room with a feature fire place and fire surround as the focal point, coving, radiator, a front facing window and a door to the inner hallway.

FITTED KITCHEN 14' 3" x 8' 8" max (4.34m x 2.64m) To include a stylish and comprehensive range of high gloss white fronted wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, space for a fridge and freezer, sink and drainer unit, a side and front facing window and a door to the utility room.

UTILITY ROOM 9' 1" x 3' 5" (2.77m x 1.04m) Having space and plumbing for white goods and a door to the covered veranda.

From the lounge there is a door to the inner hallway with further doors to:

BEDROOM ONE 14' x 9' (4.27m x 2.74m) A large master bedroom with fitted wardrobes and patio doors over looking the landscaped rear garden and radiator.

BEDROOM TWO 12' 7" x 8' (3.84m x 2.44m) Having a window to the rear and radiator.

BEDROOM THREE 8' 8" x 7' 11" (2.64m x 2.41m) Having a window to the side and radiator.

REFITTED SHOWER ROOM Beautifully refitted to include a matching white suite with a double width walk in shower cubicle with full height glass partition, integrated vanity storage with WC and wash hand basin, heated towel rail and side facing window.

OUTSIDE To the side of the home there is a covered side veranda which lends itself to entertaining and a door to the beautiful south westerly facing landscaped garden with a Japanese feel, many tropical trees and plants and low maintenance borders, a Pergola as the focal point with ornamental pool and waterfall beneath, a patio area for entertaining and a garage/work shop.

Council Tax Band D 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.