

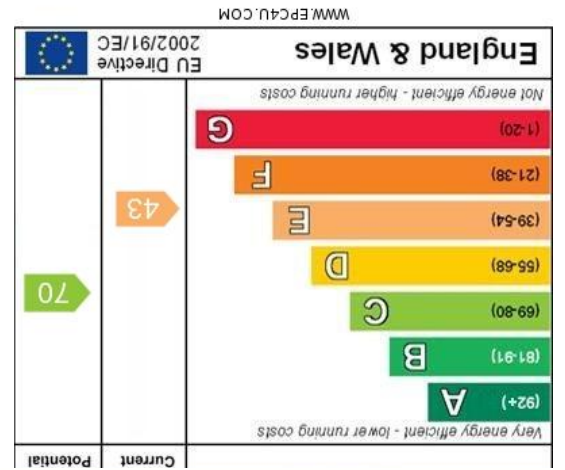
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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Floor Plan



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.
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Four Oaks | 0121 323 3323



- Offered for sale with no upward chain
- Mature, refurbished detached bungalow
- Lounge with conservatory leading off
- Two double bedrooms
- Well proportioned dining kitchen with new units
- Bathroom including a shower

55 Egerton Road, Streetly, Sutton Coldfield, B74 3PG

£475,000



Property Description

THE PROPERTY Offered for sale with no upward chain is this attractively refurbished detached bungalow. Accommodation briefly comprises entrance vestibule, reception hall, lounge with conservatory leading off, refitted dining kitchen, two double bedrooms, bathroom with a replacement suite and shower.

The property is a short distance from the Blackwood Road shopping parade and local bus route.

ENTRANCE VESTIBULE uPVC framed double doors leading to the entrance vestibule. uPVC framed double glazed door accessing the entrance hall.

ENTRANCE HALL With access to the roof space, central heating radiator, cloaks cupboard housing the central heating boiler, laminate flooring.

LOUNGE 15' 10" x 11' 11" (4.83m x 3.63m) With double doors opening to the conservatory, central fireplace, central heating radiator.

CONSERVATORY 11' 6" x 6' 6" (3.51m x 1.98m) With uPVC framed double glazed windows and door opening to the rear garden.

DINING/KITCHEN 14' 10" x 11' 6" (4.52m x 3.51m) With a range of replacement units at eye and base level providing work surface, storage and appliance space. Facility for electric cooker with extractor hood over, one and a quarter bowl sink unit with mixer taps over, plumbing for dishwasher, uPVC framed double glazed windows, central heating radiator, space for a dining table. Utility space with plumbing for washing machine. uPVC framed double glazed window to the side elevation. Laminate flooring.

BEDROOM ONE 14' 7" x 11' 11" (4.44m x 3.63m) With uPVC framed double glazed bow window to the front elevation, central heating radiator, down lighters.

BEDROOM TWO 11' 11" x 11' 10" (3.63m x 3.61m) With uPVC framed double glazed bow window to the front elevation, central heating radiator, down lighters.



BATHROOM With a refitted suite in white of free standing bath with shower attachment off the mixer tap, wash hand basin and W.C. Corner walk in cubicle housing the mains fed shower. Opaque uPVC framed double glazed window to the side elevation, Chrome heated towel rail. Tiled floor.

REAR LOBBY With quarry tiled floor and door opening to the rear garden.

GARAGE 19' 2" x 8' (5.84m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) Accessed via double doors.

OUTSIDE The property is set back from the road behind a lawned fore garden and afforded privacy by mature trees. Adjacent to the garden is the side driveway which provides off road parking and leads through to the garage. To the rear a private garden with flagstone paved patio and shaped lawn.

Council Tax Band E Walsall Borough 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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