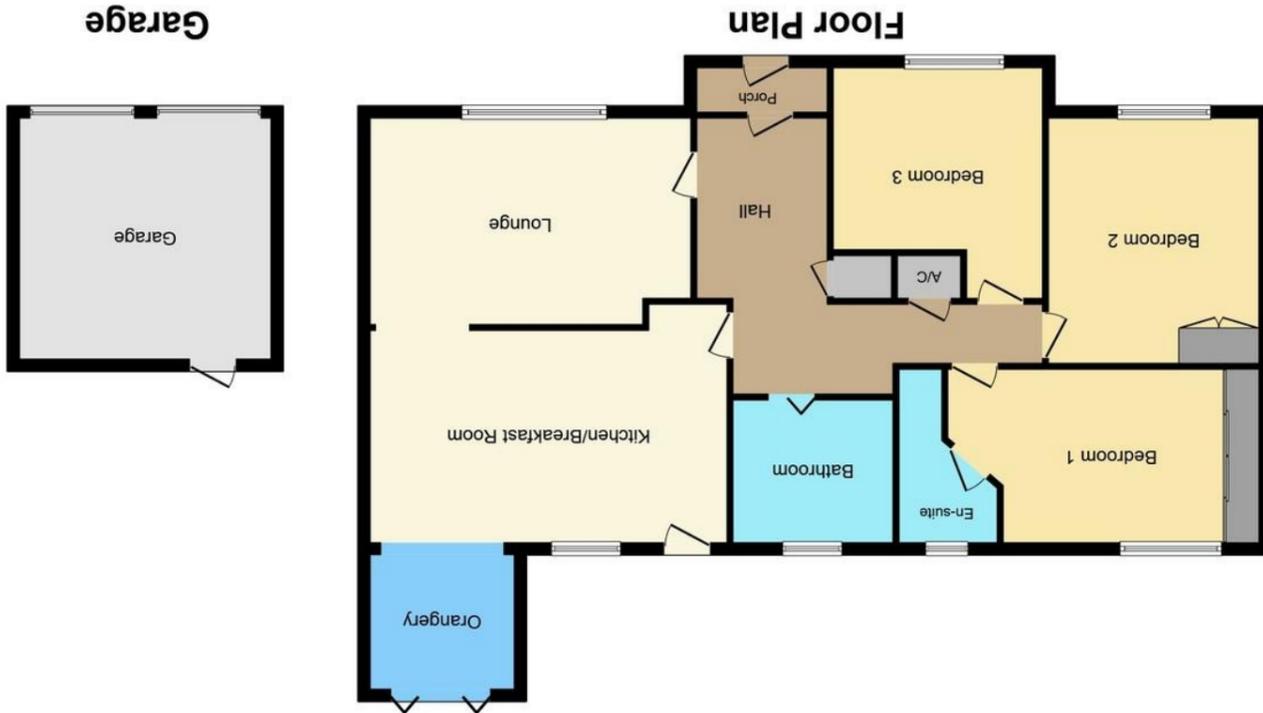
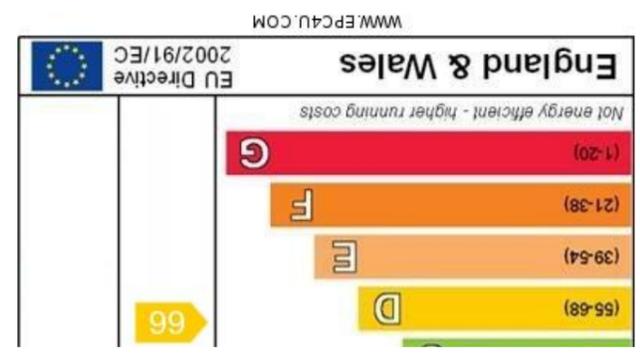


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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.



Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 A.cts.

SignedDate



Four Oaks | 0121 323 3323



- Beautifully refurbished detached bungalow
- Stunning presentation throughout
- Three bedrooms, master with en-suite
- Lounge with a log burner and Amtico flooring

52 Dunton Close, Four Oaks, Sutton Coldfield, B75 5QD

£645,000



Property Description

THE PROPERTY Offered to the market is this simply stunning, most attractively refurbished detached bungalow which is situated in a cul de sac setting and close to open countryside.

The accommodation is accessed via a modern composite entrance door which leads through to a wide hallway with Antico flooring which extends to most rooms. with all rooms leading off. To the immediate right of the hall is the lounge which enjoys replacement double glazed windows, with shutters, and a feature high quality Rias Norwegian wood burning stove. The lounge opens to the stunning kitchen, including an extensive range of painted oak units with quartz work surfaces and a Belfast style sink unit. Integrated appliances include washer/dryer, dishwasher, wine cooler, oven/grill, large fan assisted oven and Microwave oven/grill. Situated just off the kitchen is a small orangery, added during the occupancy of the current vendor, with bi-fold doors opening to the rear garden.

Moving through the property all bedrooms are situated to the left hand side of the bungalow, the master having double glazed French doors opening to the rear garden and a high quality en-suite shower room off. There are two further bedrooms and a beautiful bathroom with a Villeroy and Boch suite.

Externally the bungalow stands on a wide plot, being set back from the pavement behind an attractively stocked fore garden with adjacent off road parking and double detached garage, which is currently used as a studio/workshop, but could easily be converted back to it's original state. To the rear a delightful, private garden which incorporates a studio/office from Dunster House, being well insulated with a power supply.

The centre of Mere Green is readily accessible with it's associated amenities, bars and restaurants, as are the cross city railway stations at Butlers Lane and Blake Street.



ACCOMMODATION

ENTRANCE PORCH



RECEPTION HALL

LOUNGE 20' 3" x 13' 2" maximum (6.17m x 4.01m maximum)

BREAKFAST KITCHEN 20' 3" x 11' 11" (6.17m x 3.63m)

ORANGERY 8' 6" x 5' 6" (2.59m x 1.68m)

MASTER BEDROOM 12' x 11' 7" (3.66m x 3.53m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 13' x 9' 2" (3.96m x 2.79m)

BEDROOM THREE 12' x 11' 7" (3.66m x 3.53m)

LUXURY BATHROOM

DOUBLE GARAGE 16' 8" x 16' 4" (5.08m x 4.98m)

Council Tax Band F - 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.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

