

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

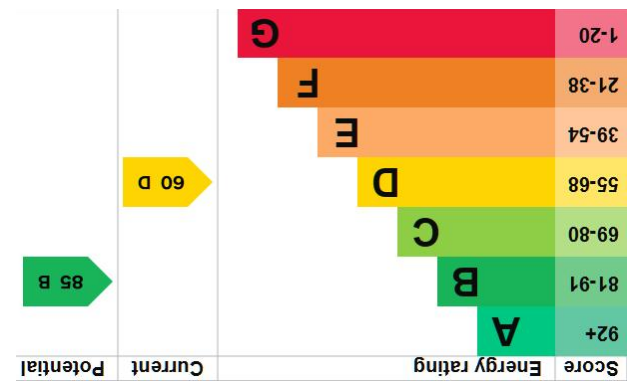


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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.



Four Oaks | 0121 323 3323



- SOUGHT AFTER LOCATION
- LINK DETACHED BUNGALOW
- LARGE PLOT
- REFITTED BATHROOM
- TWO GOOD SIZE BEDROOMS
- POTENTIAL TO EXTEND

Park View Road, Four Oaks,
Sutton Coldfield, B74 4PR

Offers In Region Of
£525,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Located in a sought-after area close to Mere Green, this charming bungalow is now available for sale. The property is in good condition, offering a comfortable living space for downsizers or those seeking a relaxed lifestyle.

This lovely bungalow boasts two double bedrooms, ideal for a small family or guests. The bathroom has been recently refurbished, providing a modern and stylish touch. The kitchen benefits from natural light, creating a bright and inviting atmosphere for cooking and dining.

One of the unique features of this property is the garage, offering convenient storage or parking space, and a well-maintained garden perfect for outdoor relaxation and entertaining.

Situated near a variety of shops, restaurants, supermarkets, and excellent transport links, this bungalow provides easy access to all amenities. Additionally, being just a stone's throw away from Sutton Park, residents can enjoy the beauty of green spaces, nearby parks, and peaceful walking and cycling routes.

Don't miss this opportunity to own a cosy bungalow in a quiet neighbourhood with a strong local community. Contact us today to arrange a viewing and make this property your new home.

Being sold with no upward chain and in brief the accommodation comprises:

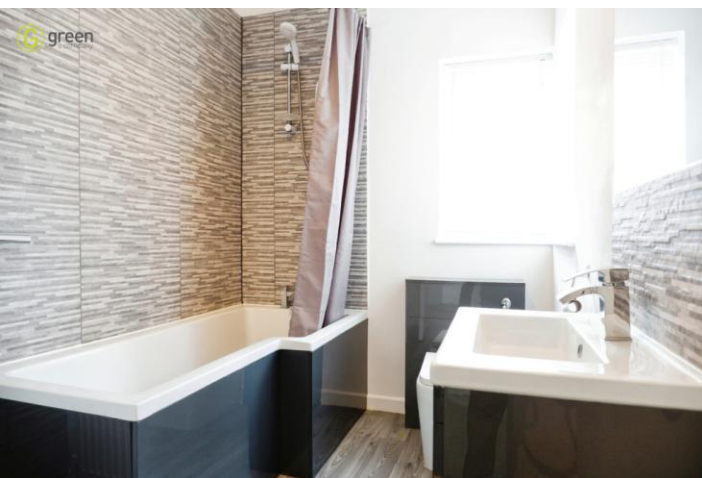
ENCLOSED PORCH

HALLWAY Having a radiator, coving and doors to:

LOUNGE 17' 4" x 11' 5" (5.28m x 3.48m) A spacious lounge having a feature fireplace as the focal point, a rear window overlooking the garden and a further side window allowing natural light.

KITCHEN 8' 11" x 13' 8" (2.72m x 4.17m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob, space for white goods, sink and drainer unit, rear window and a door to the sun room.

SUN ROOM 6' 10" x 14' (2.08m x 4.27m) Offering a multitude of uses with views and access to the private rear garden, radiator and direct access to the garage.



BEDROOM ONE 14' 10" x 10' 9" (4.52m x 3.28m) Having a window to the front and radiator.

BEDROOM TWO 11' 5" x 10' 8" (3.48m x 3.25m) Having a window to the front and radiator.

REFITTED BATHROOM To now include a stylish suite with a p shaped bath with shower over, wash hand basin with vanity storage beneath, low level WC, radiator and side facing window.

GARAGE 20' 4" x 8' 4" (6.2m 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 great sized private garden.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 26 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 18Mbps.
 Networks in your area - Openreach

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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