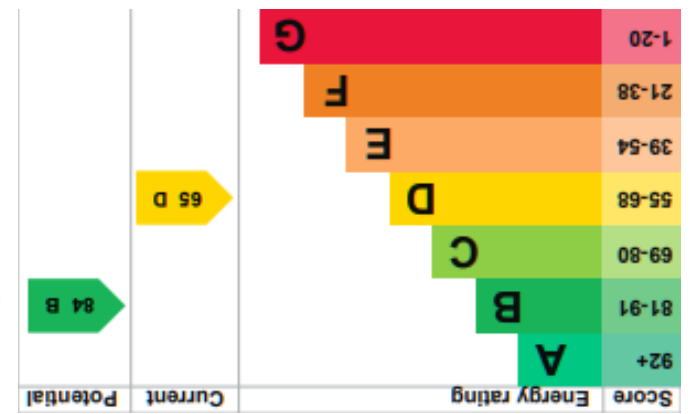


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Highly Sought After Cul De Sac Location
- Extended 2 Bedroom Detached Bungalow
- Spacious Lounge
- Kitchen & Breakfast/Family/Dining Room



Harewell Drive, Four Oaks, Sutton Coldfield, B75 6RU

Offers In Region Of  
 £350,000



## Property Description

Occupying a highly sought after and quiet cul de sac location within Four Oaks and being ideally placed for 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. Being sold with no upward chain this superb two bedroom extended bungalow has a large driveway to the front and is entered via a hallway with storage, a lovely formal lounge to the rear, a sitting/family room leads in to the fitted kitchen, there are two bedrooms the main has a range of fitted furniture and a family bathroom completes the accommodation, to the rear there is a private garden and garage to the side.

Bungalows such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

Being sold as seen the accommodation comprises:

**HALLWAY** Having useful storage, radiator and doors to:

**FORMAL LOUNGE** 15' 6" x 14' 6" (4.72m x 4.42m) Patio doors to the rear garden a beamed ceiling and 2 side windows allowing natural light.

**SITTING/DINING ROOM** 11' 8" x 9' 10" (3.56m x 3m) Offering a multitude of uses with a door to the side, a fireplace as the focal point, storage and opening in to the fitted kitchen.

**FITTED KITCHEN** 9' 8" x 9' 4" (2.95m x 2.84m) To include a matching range of wall and base mounted units with complementing work surfaces over, a window to the rear, space for a cooker and white goods, a door to the side and tiled flooring.

**BEDROOM ONE** 13' 5" x 9' 10" (4.09m x 3m) Having a front facing window, radiator and a range of fitted wardrobes.

**BEDROOM TWO** 10' 10" x 9' 11" (3.3m x 3.02m) A window to the front and radiator.

**BATHROOM** Includes a matching suite with a panelled bath with shower over and shower screen, wash hand basin, low level WC, tiled flooring and side facing window.

**OUTSIDE** To the rear of the home there is a private garden with a patio area for entertaining, mainly laid to lawn with mature trees and shrubs to the boundaries.

**GARAGE** Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council



Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 56Mbps. Highest available upload speed 16Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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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