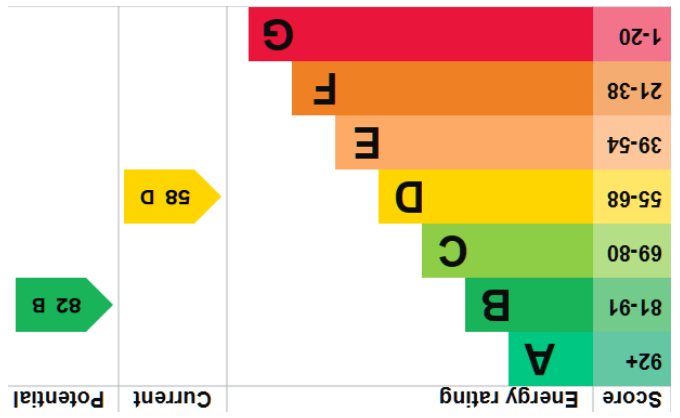


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 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



- Highly Sought After Location
- Expensively Refurbished Throughout
- Open Plan Kitchen Diner/Family Room
- Formal Lounge
- Conservatory

Gibbons Road, Four Oaks, Sutton Coldfield, B75 5HD

Offers In Region Of
 £575,000

Property Description

Occupying a highly sought after location and being ideally placed 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, Sutton Coldfield town centres and beyond. The bungalow has under gone extensive refurbishment including a new boiler installed in February 2024, new wiring throughout with the benefit of USB and USB-C sockets in lounge, bedroom and kitchen whilst the rest are all USB sockets throughout and now offers bright and spacious living areas as well as an expensively fitted kitchen dining and family room, three bedrooms the master has a luxury en suite shower room and a luxury family bathroom a conservatory, guest WC and utility room, to the rear is a good sized private garden. Set behind wrought iron gates and providing parking for a number of vehicles early inspection of this superb bungalow is strongly advised to avoid any disappointment.

Being sold with the benefit of having no upward chain in brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having wood effect flooring, radiator, spot lights and doors to:

GUEST CLOAKS & WC A useful cloak cupboard/storage area with a pocket door to the guest WC, with a corner vanity unit with wash hand basin, low level WC and heated towel rail.

FORMAL LOUNGE 14' 4" x 21' 8" (4.37m x 6.6m) A great sized formal living room with patio doors overlooking the private rear garden and patio, two full height designer radiators, wall mounted electrics for a television, a further window to the rear and a door to the kitchen/dining/family room.

KITCHEN, DINING, FAMILY ROOM 16' 1" x 20' (4.9m x 6.1m) To include a comprehensive range of contrasting wall and base mounted units with quartz work surfaces over, integrated Samsung double oven, Smeg induction hob and down draft extractor fan set within a large central island including further storage and breakfast bar, AEG dishwasher, Belfast sink, space and plumbing for an American Style fridge freezer, a casual dining/sitting area, radiator, a door to the side and double doors in to the conservatory.

CONSERVATORY 11' x 12' 8" (3.35m x 3.86m) Having windows to three sides, electric radiator and double doors to the side leading to the patio.

UTILITY ROOM 6' 7" x 7' (2.01m x 2.13m) Plumbing and space for white goods with windows to side and rear.

BEDROOM ONE 11' 10" x 15' 8" (3.61m x 4.78m) A large master bedroom with 2 front facing windows, designer radiator and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM To now include a double width walk in shower cubicle with over sized rain head shower, his and hers wash hand basin with vanity storage beneath, blue tooth mirror, low level WC, heated towel rail and side facing window.

BEDROOM TWO 13' x 10' 10" (3.96m x 3.3m) Having a window to the front and radiator.

BEDROOM THREE 13' 10" x 9' 7" (4.22m x 2.92m) Having a window to the front and radiator.

FAMILY BATHROOM A further matching suite with a L shaped bath with shower over and screen, wash hand basin with vanity storage beneath, illuminated, heated, bluetooth double size mirror, low level WC, chrome heated towel rail and window to side.

LOFT SPACE Being boarded and having window with extensive storage space.

OUTSIDE To the rear of the home there is a good sized private garden with a patio area for entertaining, mainly lawned with fenced boundaries offering maximum privacy, large security shed and there is also access to the front drive from either side of the property.

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 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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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