

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



- No Upward Chain
- Highly Sought After Quiet Cul De Sac Location
- Extended 3 Bedroom Detached Bungalow
- Formal Lounge
- Separate Dining/Family Room

Harvey Drive, Four Oaks, Sutton Coldfield, B75 6PL

Offers In Region Of
 £485,000





Property Description

Occupying a highly sought after and most convenient central location this superb three bedroom detached bungalow sits at the top of a quiet cul de sac and offers spacious living accommodation throughout. Being ideally located 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 and Sutton Coldfield town centres. Due to the location and size the bungalow will appeal to the family buyer or for those looking to downsize and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway the home is entered via an enclosed porch with access to a formal lounge, a fitted kitchen diner leads in to a further sitting/dining room which can also be accessed via the lounge, three good sized bedrooms the master has an en suite shower room and a family bathroom, to complete the home there is a garage and a large private garden, the bungalow offers further scope to extend subject to the usual permissions. The property also benefits from no upward chain, double glazing throughout and gas central heating system.

Bungalows of this size within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a useful cloaks cupboard, coving, radiator and doors to:-

FORMAL LOUNGE 15' 11" x 11' 6" (4.85m x 3.51m) A spacious formal lounge with a bay window to the front aspect, a feature fireplace as the focal point, coving, radiator and double doors leading in to the sitting/dining room.

SITTING/DINING ROOM 8' 11" x 16' 4" (2.72m x 4.98m) Offering a multitude of uses and currently a sitting and dining room with sliding patio doors to the rear with views and access to the garden, a further side window allows natural light, two radiators, coving and a door in to the kitchen.

FITTED KITCHEN 13' x 10' 9" (3.96m x 3.28m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, space for an oven with extractor fan over, further space and plumbing for white goods, sink and drainer unit, a window to the rear, ample space for a dining table and chairs for casual dining, deep pantry, a door to the rear lobby and garden and a further door returning to the hallway.

BEDROOM ONE 8' 10" x 11' 9" (2.69m x 3.58m) A spacious master bedroom with windows to side and rear allowing natural light, coving, radiator and a door to the en suite shower room.

EN SUITE Including a fully enclosed shower cubicle, wash hand basin, low level WC and front facing window.

BEDROOM TWO 11' 4" x 13' 2" (3.45m x 4.01m) Having a window to the rear, radiator, coving and fitted wardrobes with shelving and hanging space.

BEDROOM THREE 11' 4" x 13' 2" (3.45m x 4.01m) Having a window to the front, radiator, coving and fitted wardrobes.



FAMILY BATHROOM A matching white suite with a panelled bath, a wash hand basin, low level WC, side facing window and radiator.

GARAGE Unmeasured with driveway, power and light. (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 large private garden with fenced boundaries, mainly lawned with further scope to extend to the side and rear depending on the usual planning permissions.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available likely for Vodafone, limited for EE, Three, O2
 Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. 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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