

**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 Conveyer.

Four Oaks | 0121 323 3323



- Highly Sought Location
- 3 Bedroom Detached Bungalow
- Large Landscaped Rear Garden
- Lounge Diner
- Kitchen Diner

Lichfield Road, Four Oaks, Sutton Coldfield, B74 4EL

Offers In Region Of
 £425,000





Property Description

Occupying a highly sought after and most convenient 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 and Sutton Coldfield town centres. The bungalow sits on a large plot with a beautiful landscaped garden and is entered via a porch leading to a hallway leading to a spacious lounge and dining area with a small sun room to the rear, a kitchen diner, a ground floor bedroom or dining room and family bathroom, on the first floor there are two further bedrooms and to complete the home there is a garage and a most beautiful garden.

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

Being sold with no upward chain the accommodation briefly comprises:

ENCLOSED PORCH

HALLWAY Having a staircase to the first floor, coving, radiator, useful storage cupboard and doors to:

LOUNGE DINER 17' 1"max x 15' 6"max (5.21m x 4.72m) A spacious lounge and dining area with two windows overlooking the beautiful rear garden, radiator and a door to the sun room with a further door to the garden.

KITCHEN DINER 11' x 11' 1" (3.35m x 3.38m) To include a matching range of base units with plumbing and space for white goods, sink and drainer unit, a window to the rear and a door to the side, walk in pantry and radiator.

BEDROOM/DINING ROOM 11' 1" x 12' 1" to bay (3.38m x 3.68m) Having walk in bay to the front and radiator.

BATHROOM Fully tiled walls with a panelled bath with shower over, wash hand basin, side window, radiator and separate WC.

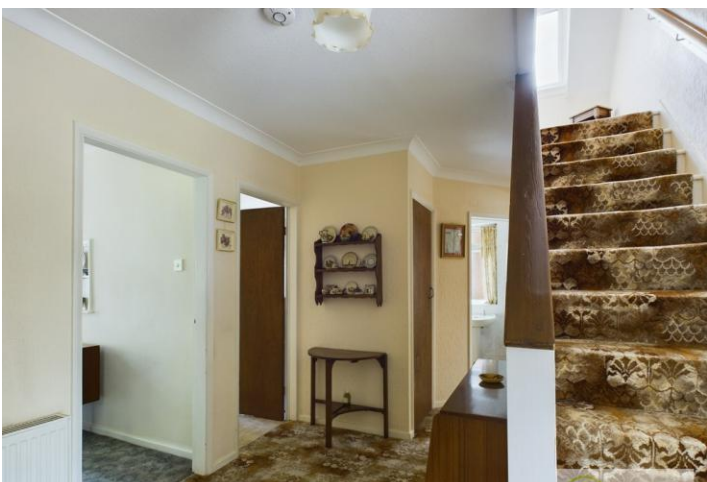
From the hallway a staircase rises to the first floor landing with a window to the side and doors to:

BEDROOM 16' 7" x 8' 8" (5.05m x 2.64m) Having a rear window, storage and radiator.

BEDROOM 10' 11" x 7' 10" (3.33m x 2.39m) Having a window to the rear and radiator.

GARAGE Remains unmeasured. (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 wonderful large rear garden with a patio area for entertaining, an abundance of mature trees, shrubs and flowering borders offering maximum privacy and providing a most picturesque setting.



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, Limited for Vodafone and data available likely for EE, Three, Limited for O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 75Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Openreach

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.

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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