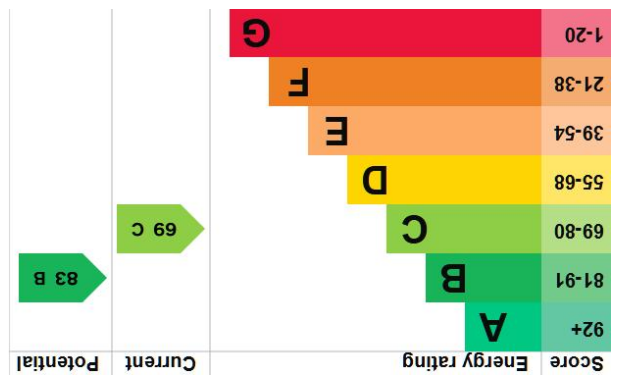


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

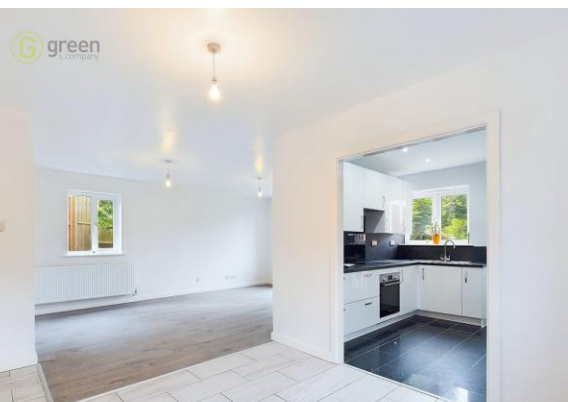


If you require the full EPC certificate direct to your email address please contact the sales branch marketing. This property and they will email the EPC certificate to you in a PDF format.

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 Location
- Refurbished Throughout
- Spacious Lounge Diner
- Refitted Kitchen & Utility Area
- 3 Good Sized Bedrooms
- Master With En Suite Shower Room

Butlers Lane, Four Oaks, Sutton Coldfield, B74 4SB

Offers In Region Of  
 £535,000



## 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 and Sutton Coldfield town centres both of which are on the doorstep. The current owners have thoughtfully and expensively refurbished the bungalow and now offers bright and spacious living accommodation and sits on a lovely sized plot with ample parking to the front and large private garden to the rear. Entered via a hallway there are double doors leading to a large open plan living and dining area which in turn opens in to the fitted kitchen and utility, there are three bedrooms the master has an en suite shower room and a further family bathroom, to complete the home there is a garage and great sized private garden.

Bungalows of this size and standard are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**HALLWAY** A bright entrance L shaped hallway with tiled flooring useful storage cupboard, radiator and double doors to:

**LOUNGE & DINING AREA** 20' x 12' (6.1m x 3.66m) PLUS DINING AREA 9' 6" x 10' 4" (2.9m x 3.15m)

A great sized space for entertaining, the lounge area has a patio doors to the rear garden and a further window to side allowing natural light, wood effect flooring and opening in to the dining with tiled flooring, radiator, side window and opening in to the refitted kitchen.

**REFITTED KITCHEN** 10' x 10' 3" (3.05m x 3.12m) To include a comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over and matching splash backs, integrated oven and induction hob with extractor fan over, American style fridge freezer with soft closing drawers, sink and drainer unit, a rear facing window, Granite tiled flooring and a door to the utility area.

**UTILITY AREA** 6' 1" x 5' 2" (1.85m x 1.57m) Having space and plumbing for white goods, sink and drainer unit, a door to the garden and a window to the side.

From the hallway there is access to;

**BEDROOM ONE** 14' 11" x 9' 11" (4.55m x 3.02m) A bay window to the front aspect, fitted wardrobes with mirrored fronts and shelving and hanging space and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** Includes a matching suite with a tiled shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and side facing window.

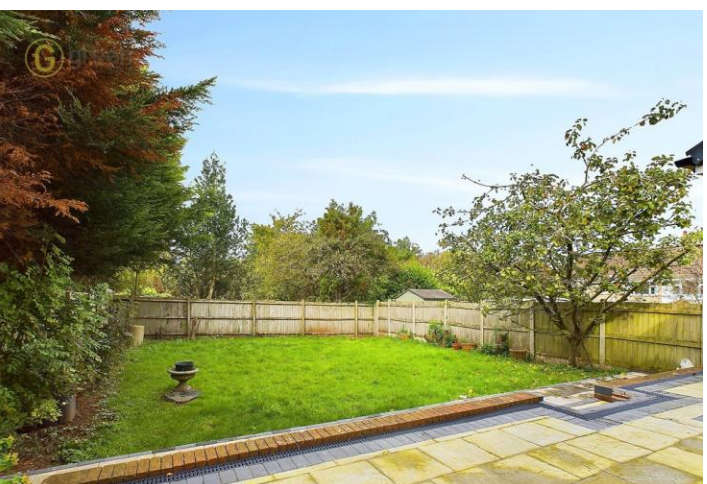
**BEDROOM TWO** 11' 2" x 10' 3" (3.4m x 3.12m) Having a window to the front, radiator and fitted wardrobe with mirrored front with shelving and hanging space.

**BEDROOM THREE** 6' 3" x 9' 11" (1.91m x 3.02m) Having a side facing window and radiator.

**FAMILY BATHROOM** Also refitted to include a white suite with panelled bath with shower over and shower screen, low level WC, wash hand basin with vanity storage beneath, heated towel rail and side facing window.

**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 large private garden with a raised patio area for entertaining, mainly lawned with fenced boundaries offering maximum privacy.



AGENTS NOTE Please note the bungalow has a septic tank.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice likely available for Three, limited for EE, Vodafone and data likely available for Three, limited for EE, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 74Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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.

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

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