

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



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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.  
 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- A Rare 4 Bedroom Detached Bungalow
- Driveway & Detached Double Garage
- Hallway With WC
- Large Lounge Diner

Dunton Close, Four Oaks, Sutton Coldfield, B75 5QD

Offers In Region Of £700,000





## Property Description

Occupying a highly sought after prestigious cul de sac location off Sherifoot Lane 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 and beyond and situated next to beautiful open countryside. Approached via a large driveway with access to the detached double garage the home is entered through an enclosed porch leading to a hallway with guest WC, a beautiful open plan dining area and lounge, a fitted kitchen and utility room, an inner hallway with 4 bedrooms and family bathroom and to complete the home there is a private landscaped garden. Internally there are many unique features with vaulted ceilings allowing an abundance of natural light and being a real rare find in such a convenient location.

Early inspection is strongly advised to avoid any disappointment and in brief the accommodation comprises:

### ENCLOSED ENTRANCE PORCH

**HALLWAY** Having wood effect flooring, radiator and doors to:

**GUEST WC** To include a white suite with a low level WC, wash hand basin with integrated vanity storage, radiator and side facing window.

**FITTED KITCHEN** 8' 10" x 15' 8" (2.69m x 4.78m) To include a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs, to be sold complete with a double oven with extractor fan over, integrated microwave and dishwasher, sink and drainer unit integrated refrigerator & blind corner space optimiser, electric plinth heater, windows to the rear and side a door to the utility room and an archway leading to the open plan lounge and dining area. NB - There is also a gas supply if required.

**UTILITY ROOM** To be sold complete with a further range of matching units with freezer, washing machine and tumble dryer offering excellent storage for bulky items and space for further white goods and a door to the side.

**DINING AREA** 11' 9" x 15' 10" (3.58m x 4.83m) Open plan to the lounge, counter and archway to the ceiling, high vaulted ceiling and high level window in to the hallway, radiator and door to the inner hallway.

**FORMAL LOUNGE** 15' x 19' 6" (4.57m x 5.94m) A further lovely reception room which offers space and exceptional light with a feature fireplace with a modern light oak fire surround as the focal point, picture windows to the rear and side and patio doors providing access and views over the private rear garden and sheltered patio area and radiator.

Access to the inner hallway with a vaulted ceiling with front facing windows, three access points to large roof space for a vast amount of storage, coats facilities, radiator and doors to:

**BEDROOM ONE** 12' 6" to wardrobes x 11' 11" (3.81m x 3.63m) A large master bedroom with a range of fully fitted wardrobes with shelving and hanging space across the depth of the room a side facing window and radiator.

**BEDROOM TWO** 12' 4" x 8' 8" (3.76m x 2.64m) A bright and spacious bedroom with a vaulted ceiling, a range of fitted bedroom furniture, windows to front and side and radiator.

**BEDROOM THREE** 12' 4" x 8' 8" (3.76m x 2.64m) Currently used as a home office with a vaulted ceiling, front facing window, radiator, hallway, doors to both main and inner hallway.

**BEDROOM FOUR** 9' 2" x 8' 7" (2.79m x 2.62m) Having a window to the front and radiator.

**FAMILY BATHROOM** To include a matching suite with a panelled bath with a separate cubicle, full length vanity storage with WC and wash hand basin, radiator and front facing window and radiator.

**DOUBLE GARAGE** The large garage is separate from the main property is equipped with extensive shelving and storage fittings for ladders etc, a large loft area above, an electric up and over door to the front, power points and lighting. Buyers need to check the suitability for their own vehicle/requirements



To the rear of the home there is a lovely private landscaped garden with a patio area for entertaining, mature trees, shrubs, flowering borders to the boundaries offering much privacy and being ideal for the family buyer, there is a well designed and constructed patio area and raised bed which was originally a pond with power supply, a well maintained timber shed and behind the garage a range of roof tiles will be left for the new buyers.

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE, Three and Vodafone, limited for O2.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 113 Mbps. Highest available upload speed 1 Mbps.

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

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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