

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

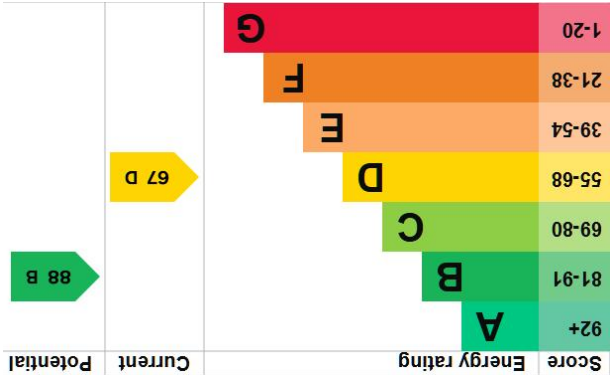


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Beautifully Refurbished 2 Bedroom Bungalow
- Highly Sought After Cul De Sac Location
- Spacious Lounge Diner
- Refitted Kitchen & Bathroom
- No Upward Chain



Lydia Croft, Four Oaks, Sutton Coldfield, B74 4XD

Offers In Region Of  
£475,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after and quiet cul de sac location this beautifully refurbished bungalow has been thoughtfully and expensively renovated and offers bright and spacious living accommodation. 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. Approached via a driveway the bungalow is entered via a hallway with excellent storage facilities leading to a lovely lounge and dining area, an expensively fitted kitchen, two double bedroom and a luxury shower room, off the kitchen there is a covered area with access to the front of the bungalow and access to the garage, to complete the home there is a great sized private garden.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** A bright entrance hallway with a double storage cupboard, spotlights, wood effect flooring, coving, radiator and opening in to:

**FORMAL LOUNGE & DINING AREA** 15' 9" x 16' (4.8m x 4.88m) A great size open plan living and dining area with patio doors providing access and views over the private rear garden, further window to the rear, coving, radiator, wood effect flooring and leading in to the expensively fitted kitchen.

**FITTED KITCHEN** 11' 8" x 8' 6" (3.56m x 2.59m) To include a stylish and contemporary range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs and under cupboard lighting, integrated double oven and induction hob, integrated washing machine and fridge freezer, sink and drainer unit, full height designer radiator, rear facing window and door to the covered side.

**COVERED SIDE** 27' 3" x 3' 2" (8.31m x 0.97m) Having access to the front and rear garden, a side facing picture window in the garden, a further rear facing window and door to the garage.

**BEDROOM ONE** 14' 7" x 11' 8" (4.44m x 3.56m) A lovely sized master bedroom with a bow window to the front, wood effect flooring, radiator and coving.

**BEDROOM TWO** 9' x 9' 4" (2.74m x 2.84m) Having a front facing window, radiator and coving.

**SHOWER ROOM** A luxury shower room with a fully enclosed corner shower cubicle, suspended wash hand basin and vanity storage, low level WC, fully tiled walls and flooring, a window to the side and heated towel rail.

**GARAGE** 17' 4" x 8' 3" (5.28m x 2.51m) (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 lovely private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and a picturesque setting.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Three - Good outdoor, variable in home  
EE,O2, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.4Mbps.  
Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 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.

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