

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

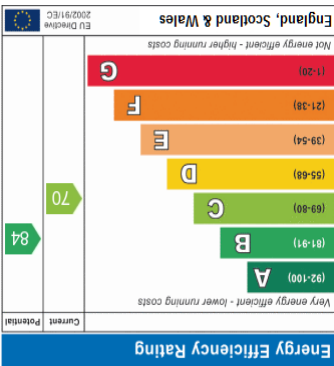
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBox



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



- THREE BEDROOM BUNGALOW
- QUIET CUL DE SAC LOCATION
- MULTICAR TANDEM GARAGE
- LOUNGE/DINING AREA
- FITTED KITCHEN
- FAMILY BATHROOM



Queensway, Streetly, Sutton Coldfield, B74 2HQ

£365,000





## Property Description

Super three bedroom bungalow which has recently had a new roof fitted, situated in a quiet cul-de-sac with pretty landscaped rear garden.

The property is approached via block paved frontage which has been landscaped with a variety of shrubs. Sliding PVC double glazed door opens into:-

ENTRANCE PORCH Double glazed frosted PVC door opens into:-

ENTRANCE HALL Having WC off, with frosted window to the front and WC, double glazed doors with glazing to either side open into:-

LOUNGE/DINER 22' 3" x 17' 0" (6.8m max x 5.2m max) With a feature stone effect fireplace with gas fire inset and double glazed PVC bay window to the front.

KITCHEN 13' 1" x 9' 10" (4m x 3m) Fitted with a range of wall and base wood effect units, double glazed PVC windows to the front and side, PVC frosted door to garden, one bowl sink drainer, matching roll top work surfaces, electric oven, with induction hob, plumbing for washing machine, plumbing for dishwasher and integrated fridge freezer, tiled splash backs and door opens into hallway.

BEDROOM ONE 13' 9" x 10' 9" (4.2m x 3.3m) With double glazed PVC sliding doors to the garden.

BEDROOM TWO 13' 9" x 10' 9" (4.2m x 3.3m) With double glazed PVC window to rear.

BEDROOM THREE 10' 9" x 6' 2" (3.3m x 1.9m) With double glazed PVC window to rear.

BATHROOM Has frosted double glazed window to side, P shaped bath with shower over, WC, wash hand basin, partly tiled and white ladder style towel radiator.



REAR GARDEN Is mostly laid to lawn enclosed with timber fencing, has a paved patio area and a variety of plants, shrubs and trees.

MULTICAR TANDEM GARAGE Had up and over door to front, window to rear and double opening doors to garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

