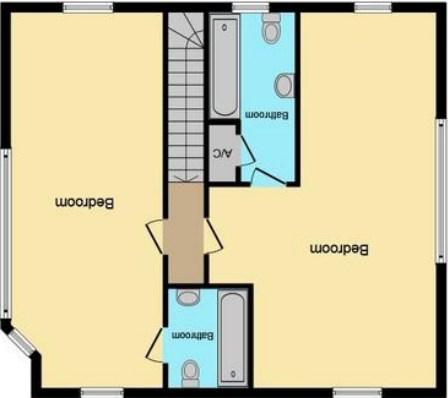


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

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

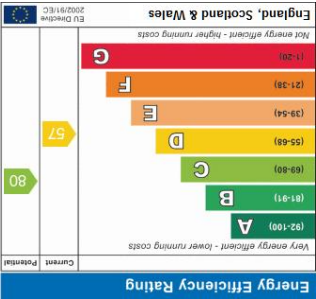
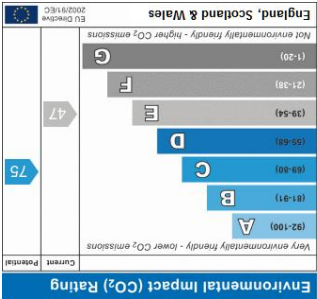
First Floor



Ground Floor



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



- FANTASTIC CONEVNIENT LOCATION
- FOUR DOUBLE BEDROOMS
- THREE ENSUITES AND BATHROOM
- PRIVATE REAR GARDEN
- EASY ACCESS TO SCHOOLS, SHOPS AND AMENITIES



Egerton Road, Sutton Coldfield, B74 3PG

£440,000



Property Description

A well-presented spacious and extended detached dormer bungalow residence situated in a quiet yet popular residential location in Streetly. The property benefits from having easy access to local schools, amenities and shops and viewing is highly recommended. The extended accommodation is set over two floors enjoying spacious living accommodation throughout. In brief the property comprising on the first floor; entrance porch, reception hall, modern family bathroom, two double bedrooms and ensuite, main living room, study, dining room, modern fitted kitchen with pantry store and utility room. First floor accommodation having two double bedrooms with two ensuites. The property also benefits from having a large double width block paved driveway providing parking for several cars, detached single garage and gated access through to a private lawned rear garden.

Accommodation in greater detail:-

SIDE ENTRANCE PORCH Having double glazed French doors to side and further double glazed door and side windows leading through to:-

RECEPTION HALL With staircase to first floor accommodation, central heating radiator, wood flooring and doors radiating off to bedrooms, bathroom and living room.

DOWNSTAIRS FAMILY BATHROOM 8' 6" x 6' 11" (2.6m x 2.11m) Having white suite comprising of spa bath with shower over, towel radiator, wall and floor tiling, WC and wash hand basin. Also having double glazed windows to side.

LOUNGE 21' 11" x 11' 10" (6.69m x 3.63m) Having as it focal point a feature fireplace with electric fire suite, double glazed windows to side, central heating radiator, double glazed sliding doors to patio and access through to:-

DINING ROOM 9' 8" x 9' 3" (2.97m x 2.84m) Having double glazed window to rear, central heating radiator, wood flooring and door off to:-

STUDY 8' 6" x 4' 6" (2.61m x 1.39m) Having wood flooring and central heating radiator.

KITCHEN 14' 5" x 8' 5" (4.41m x 2.59m) Fitted with an extensive range of matching fitted base units and drawers with work surfaces and tiled splash backs over, one and half bowl sink unit and drainer, built in electric oven and gas hob, breakfast bar, cupboard housing for central heating boiler, pantry store, door off to:-

UTILITY ROOM 12' 9" x 6' 3" (3.89m x 1.92m) Having double glazed doors to both sides, double glazed windows to rear, central heating radiator, fitted base and wall units with work surfaces over, sink unit, plumbing for washing machine and appliance space.

BEDROOM ONE 12' 9" x 11' 10" (3.91m x 3.62m) Having double glazed bay window to front, central heating radiator and door off to:-

ENSUITE 8' 3" x 3' 7" (2.53m x 1.10m) Having double glazed window to side, central heating radiator, a white suite comprising of WC, wash hand basin and shower cubicle.

BEDROOM TWO 12' 2" x 7' 10" (3.71m x 2.40m) Having double glazed bay window to front and central heating radiator.

FIRST FLOOR LANDING With loft access and doors off to:-

BEDROOM THREE 16' 9" x 9' 10" (5.12m x 3.02m) Having double glazed windows to front and side, central heating radiator and door off to:-

ENSUITE 5' 1" x 4' 3" (1.55m x 1.3m) With white suite comprising of WC, wash hand basin, panelled bath with shower over and towel radiator.

BEDROOM FOUR 18' 0" x 11' 0" (5.49m x 3.37m) Having double glazed windows to side and rear, central heating radiator and access off to:-

ENSUITE 8' 7" x 5' 10" (2.62m x 1.79m) Having double glazed window to side, towel radiator, floor tiling, airing cupboard, wall tiling and white suite comprising of WC, wash hand basin and bath with mixer taps and shower over.

OUTSIDE To the front is a large double width block paved driveway providing parking for several cars, side access to side porch and rear garden. To the rear there is a private enclosed rear garden with patio area, shaped lawn with borders, shrubs and plants, summer house and timber fence enclosure.

DETACHED SINGLE GARAGE 15' 4" x 8' 0" (4.69m x 2.45m) With up and over door, power and lighting and window to side. (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.