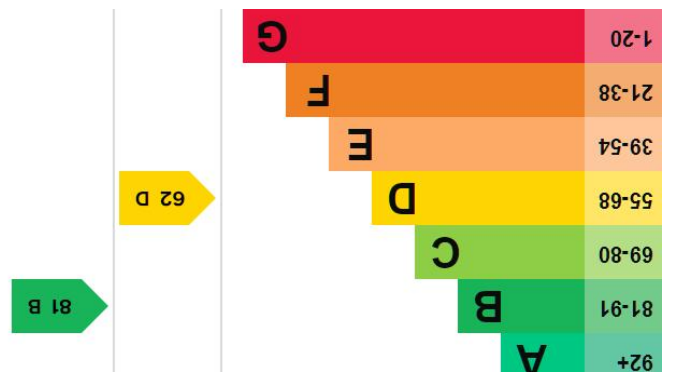


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 A.cts.

SignedDate



- Exclusive Gated Development Within Streetly
- Potential To Extend Subject To Planning
- Driveway & Detached Double Garage
- Large Hallway
- Two Formal Reception Rooms

Highgate, Streetly, Sutton Coldfield, B74 3HW

Offers In Region Of
 £900,000

Property Description

This immaculate three bedroom detached bungalow is situated on an exclusive gated private driveway within a sought after area of Streetly. Being ideally placed for many well reputed schools for children of all ages, excellent shopping and dining facilities within Streetly village itself as well as being a stones throw from Sutton Park with endless walking and cycle routes to enjoy the outdoors. The property offers both spacious and versatile living accommodation and sits on a generous plot and affords the ability to be extended subject to necessary planning permissions or would equally suit clients looking to downsize within a peaceful and safe environment. Approached via a deep driveway to the front the home is entered via an enclosed porch which gives access to a large hallway, a formal dining room to the front, an elegant lounge to the rear overlooking the neatly landscaped and private garden, a fitted kitchen and breakfast room with a utility room off, the main bedroom has a dressing area and en suite bathroom, bedrooms two and three share a family bathroom and to complete the home there is a detached double garage.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY 12' 10" x 9' 11" (3.91m x 3.02m) A large entrance hallway with a useful cloak cupboard off, radiator, coving and doors to:

FORMAL DINING ROOM 14' 10" x 12' 10" (4.52m x 3.91m) A great space for entertaining with two front facing windows, a further window to the side allowing natural light, coving, radiator, a door in to the kitchen diner and double doors leading in to the formal lounge.

FORMAL LOUNGE 19' 11" x 14' 6" (6.07m x 4.42m) This formal lounge is characterised by its generous proportions, features sliding patio doors that lead to the rear garden's patio area. An inviting inglenook fireplace takes centre stage, complete with a charming coal effect gas fire, creating a cosy ambience for relaxing evenings, coving, radiator, and a door leading in to the hallway.

FITTED KITCHEN/BREAKFAST ROOM 20' 4" x 8' 3" (6.2m x 2.51m) The kitchen includes a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs and under cupboard lighting, display units, built in double oven and gas hob with extractor fan over, built in fridge freezer, sink and drainer unit, ample space for a dining table and chairs for casual dining, radiator and a window overlooking the rear garden.

UTILITY ROOM 8' 4" x 6' 10" (2.54m x 2.08m) To include a further range of base units, sink and drainer unit, plumbing and space for white goods, tiled splash backs, side facing window and a door to front.

From the central hallway further doors lead to:

BEDROOM ONE 13' 10" x 13' 9" (4.22m x 4.19m) A lovely sized master bedroom

with a bow window to the front, fitted wardrobes with shelving, hanging and storage space, radiator, coving and opening in to the dressing area with a further range of built in wardrobes with sliding doors and mirrored fronts, built in dressing table, side facing window and a door to the en suite bathroom.

EN SUITE BATHROOM Includes a matching suite with walk in bath/shower, integrated vanity storage with wash hand basin, low level WC, bidet, a window to the side and radiator.

BEDROOM TWO 15' 5" x 5' 9" (4.7m x 1.75m) Having a window to the rear, radiator, coving and built in wardrobe.

BEDROOM THREE 10' x 9' 9" (3.05m x 2.97m) A window to the rear, radiator, coving, built in wardrobe with sliding mirrored front.

FAMILY BATHROOM A matching white suite with a panelled bath and separate corner shower, wash hand basin, low level WC, radiator and a window to the side.

DETACHED GARAGE 18' 1" x 17' 11" (5.51m x 5.46m) There is a gardeners WC and further storage to the side of the garage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) internally there is a double sink unit and tap.

Council Tax Band G Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 6Mbps. Highest available upload speed 0.7Mbps.

Broadband Type = Superfast Highest available download speed 51Mbps. Highest available upload speed 14Mbps.

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

Networks in your area - Openreach

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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