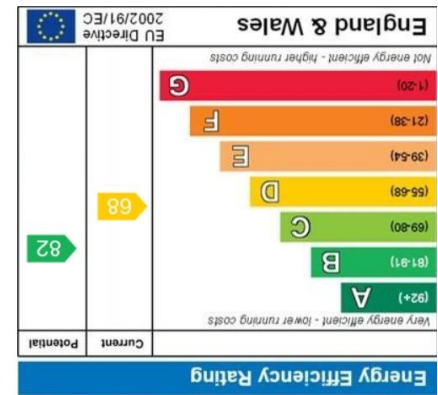


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

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. Unauthorized reproduction prohibited. © PropertyBOX



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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.



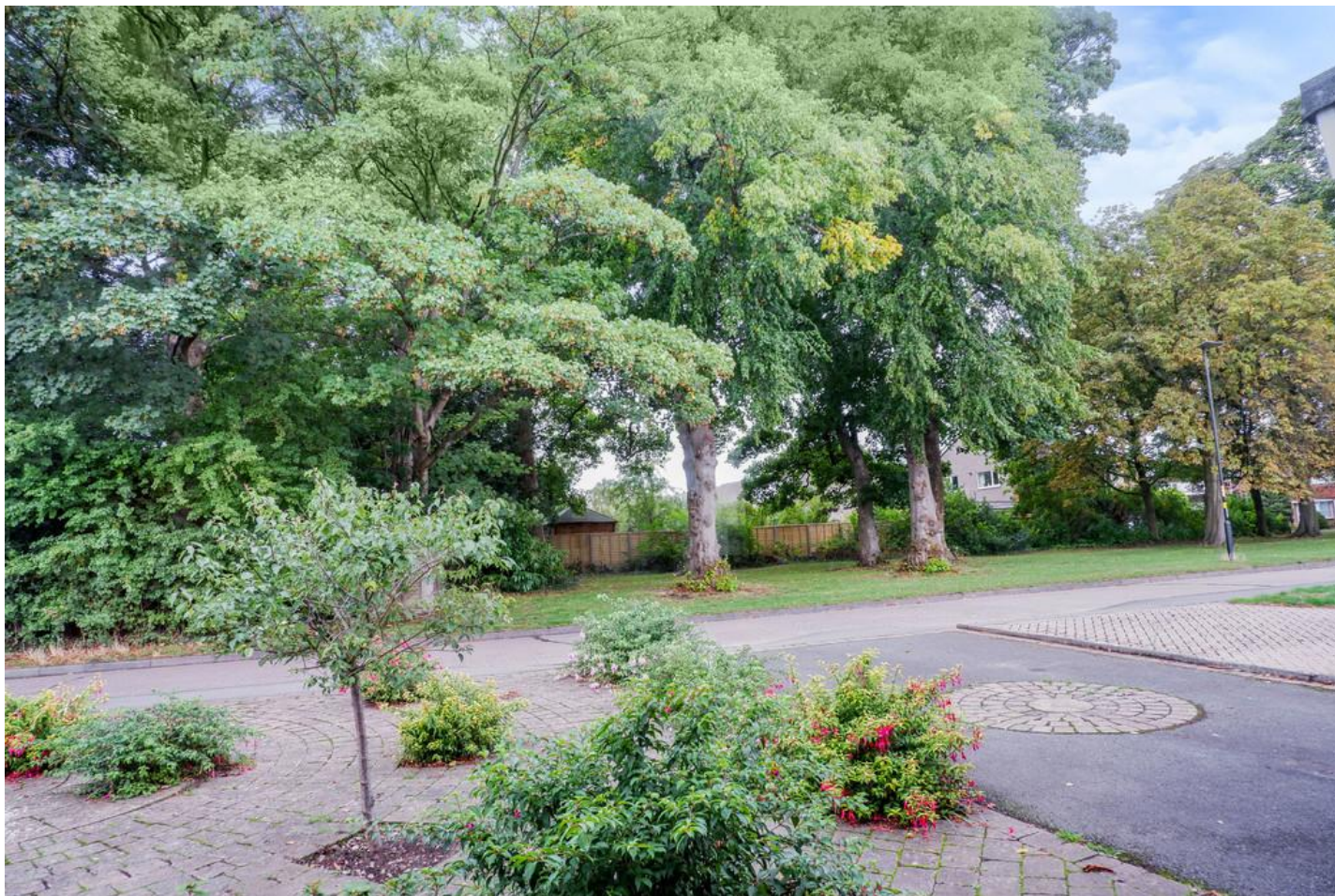
Four Oaks | 0121 323 3323



- Offered for sale with no upward chain
- Mature detached bungalow
- Entrance hall, lounge and dining kitchen
- Study and sun room
- Two bedrooms, master with en-suite

Sharrat Field, Four Oaks,
 Sutton Coldfield, B75 6QT

£375,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

THE PROPERTY Mature detached bungalow situated in this pleasant setting looking towards a green area to the front elevation. This well presented home has been modified to accommodate an occupant with restricted mobility but also offers the opportunity to create a home to personal tastes. Accommodation includes entrance hall, good sized lounge, dining kitchen, study and sun room. Additionally two bedrooms, master with en-suite (please check the main details) and shower room. Externally there is an easily maintainable private rear garden, off road parking and garage. The subject property is offered for sale with no upward chain.

The property is convenient for the centre of Mere Green and associated amenities, shopping facilities, restaurants and bars.

ACCOMMODATION

ENTRANCE HALL With central heating radiator, storage cupboard and wood effect flooring.

KITCHEN/DINER 18' 10" x 8' 9" (5.74m x 2.67m) With units at eye and base level providing work surface, storage and appliance space. Dingle drainer sink unit, electric hob and oven, plumbing for washing machine, central heating radiator, double glazed window to front and side elevation, door opening to the side elevation.

LOUNGE/DINER 18' 10" x 12' 10" maximum (5.74m x 3.91m maximum) With double glazed window to the side elevation, window to the side elevation, central heating radiator.

INNER HALLWAY With access to the roof space.

STUDY 8' 4" x 6' 2" (2.54m x 1.88m) With wardrobes/storage. The study opens into the sun room.

SUN ROOM 13' 10" x 7' 5" (4.22m x 2.26m) Being of brick plinth and double glazed unit construction. Central heating radiator.

BEDROOM ONE 12' 11" x 8' 3" (3.94m x 2.51m) With double glazed window to the side and rear elevations, central heating radiator, Neville Johnson fitted bedroom furniture. En-suite leading off.

EN-SUITE A later addition to the bungalow, this space was specifically



designed to accommodate a free standing bath suitable for those with limited mobility. The subject bath may not be included in the sale. Within this room there is a sink and w.c, which affords the opportunity to add a bath or shower to create a wet room.

BEDROOM TWO 11' 2" x 9' 2" (3.4m x 2.79m) Utilised as a second sitting room, with double glazed window overlooking the rear garden, double glazed door out, central heating radiator.

SHOWER ROOM Comprising a suite in white of wash hand basin and w.c. Walk in cubicle housing the electric shower. Opaque double glazed window to the side elevation, central heating radiator, tiled walls and floor, down lighters, airing cupboard.

OUTSIDE The property is set back from the pavement behind an easily maintainable fore garden, which overlooks mature trees and a green area. Driveway providing off road parking and leading through to the attached garage 15' 5" x 7' 11" with electric roller door access and including a wall mounted central heating boiler (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements). To the rear is a private enclosed garden with a number of well stocked raised borders

COUNCIL TAX BAND E Birmingham Council

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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