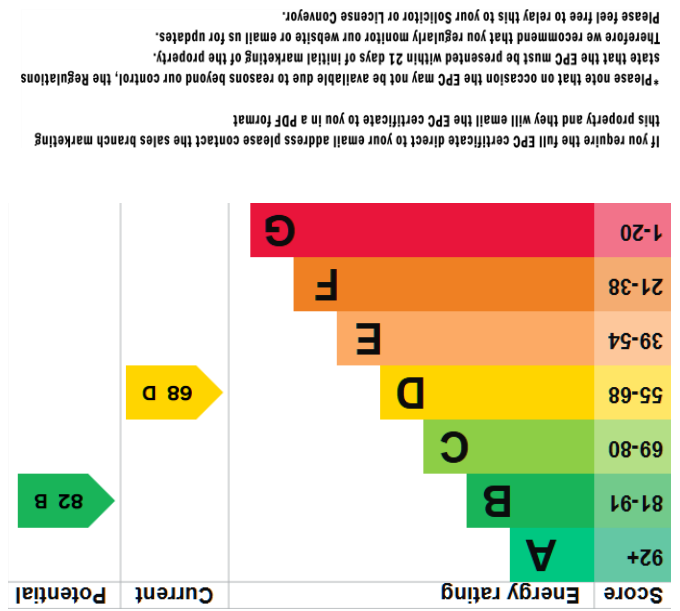


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Close To Mere Green & Open Countryside
- Lounge With Inglenook
- Kitchen & Breakfast Room
- 3 Good Sized Bedrooms

Stringer Close, Four Oaks, Sutton Coldfield, B75 5QE

Offers In Region Of  
 £599,000





## Property Description

Occupying a highly sought after quiet cul de sac location and approached off the prestigious Sherfoot Lane this spacious 3 bedroom detached bungalow must be viewed to appreciate the wealth of accommodation on offer. 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. The cul de sac consists of 4 individually designed bungalows and is approached via a multi-vehicle driveway with a double garage, internally there is hallway with guest WC, a lovely formal lounge with an inglenook fireplace, a great sized kitchen diner, 3 bedrooms one of which is being used as a sitting room, the master has an en suite shower room and a family bathroom.

The bungalow has a private landscaped garden and viewing is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**HALLWAY** A spacious L shaped hallway with a useful storage cupboard, radiator, coving and doors to:

**GUEST WC** Having a matching suite with low level WC, wash hand basin and rear facing window.

Double doors from the hallway lead to:

**FORMAL LOUNGE** 17' 1" plus bay x 12' 2" (5.21m x 3.71m) A great sized formal living room with a feature Inglenook fireplace as the focal point, a deep bay window to the front aspect, a further side facing window allows natural light, coving, radiator and a door to the open plan kitchen diner.

**KITCHEN DINER** 22' 2" x 9' 7" (6.76m x 2.92m) A lovely open plan kitchen and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and microwave oven, gas hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, 2 side facing windows, a casual dining area, radiator and a door to the side.

**BEDROOM ONE** 10' 2" x 12' 7" (3.1m x 3.84m) A lovely sized master bedroom with a range of built in wardrobes with shelving and hanging space, a side facing window, radiator and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** To include a matching suite with a fully enclosed tiled shower cubicle, integrated vanity storage with wash hand basin and WC, radiator and tiled walls.



**BEDROOM TWO** Having a window to the side, built in storage cupboard and radiator.

**BEDROOM THREE** 11' x 9' 8" (3.35m x 2.95m) Currently used as a sitting room with sliding patio doors to the rear, a further window to the side and radiator.

**BATHROOM** To include a matching suite with a panelled bath with shower attachment over, integrated vanity storage with wash hand basin and WC, radiator and side facing window.

**GARAGE** 18' 1" x 16' 8" (5.51m x 5.08m) Having 2 up and over doors to the front, a further door leads to the garden. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



**OUTSIDE** The garden has been landscaped with a patio area with porcelain tiles which is a great area for entertaining, mainly lawned with fenced boundaries, a foot path leading down to the garage and a further gate proving access to the front.

Council Tax Band F Birmingham City 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.

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.

