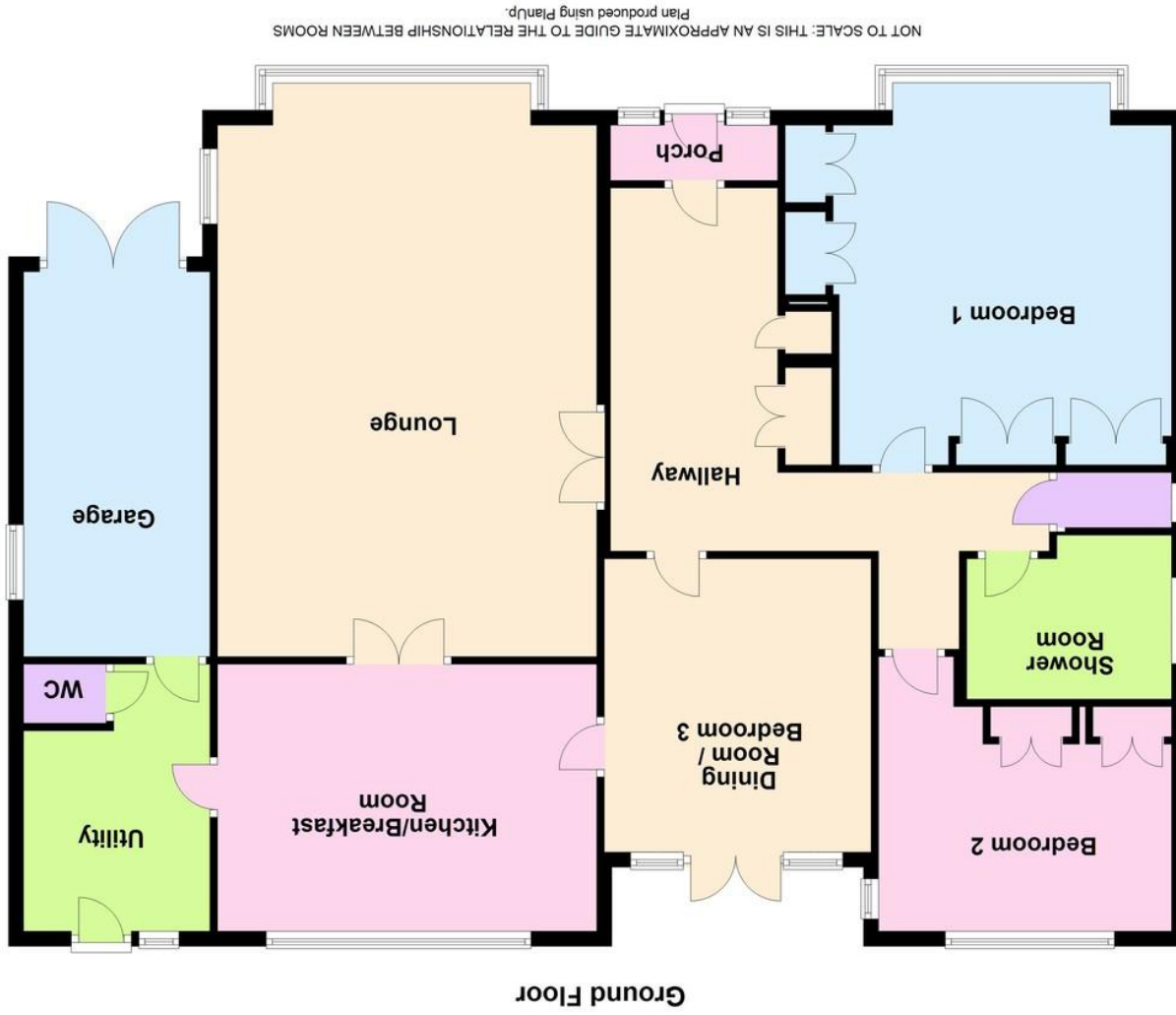


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Plan produced using PlanUp.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		84 B	71 C

Four Oaks | 0121 323 3323



- Quiet cul de sac setting off Knighton Road
- Garage and multi car driveway
- Landscaped enclosed rear garden
- Spacious bay windowed lounge
- Impressive breakfast kitchen with utility
- Three bedrooms

Wavenham Close, Four Oaks, Sutton Coldfield, B74 4NZ

Offers In Excess Of
 £725,000



Property Description

DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR

ACCOMMODATION Highly impressive, detached bungalow residence set in a desirable cul de sac just off Knighton Road offering extensive, immaculately maintained and improved living space throughout. Conveniently situated for a variety of local shopping areas including Sutton Coldfield and the Mulberry Walk development at Mere Green where there is a range of facilities including restaurants and café bars, close to good road and transport links and within catchment of excellent local schools.

The property is approached via a full width block paved driveway, with two drop kerb offering parking for multiple cars.

ENCLOSED PORCH with PVC double glazed door to the front and double glazed windows to either side. Feature wooden entrance door with obscure glazed inset, opens into the:

RECEPTION HALL having a range of built in units for coat storage.

LOUNGE 23' 6" to bay x 16' 7" (7.32m x 5.05m) with PVC double glazed leaded square bay to the front and double glazed leaded window to the side.

FITTED BREAKFAST KITCHEN 16' 7" x 11' 8" (5.05m x 3.56m) having PVC double glazed window overlooking the garden, one and a half bowl stainless steel sink inset within sweeping granite work surfaces, a full range of fitted wood effect base and wall units and tiled splashbacks, electric oven, five ring gas hob with stainless steel extractor fan over, integrated fridge, dishwasher and space for American style fridge/freezer. Door leads to:

UTILITY ROOM 8' 9" x 8' 2" (2.67m x 2.49m) with PVC door opening to the garden, PVC double glazed window to rear, a range of fitted units and plumbing for washing machine and dryer.

SEPARATE WC with white suite comprising wc, wash hand basin, tiled splashbacks and radiator.

DINING ROOM / BEDROOM THREE 12' 10" x 9' 11" (3.91m x 3.02m) having PVC double glazed doors opening to the garden with windows to either side.

BEDROOM ONE 14' 5" x 14' 1" (4.39m x 4.29m) with PVC double glazed square bay window to front and a range of fitted wardrobes, dressing tables and bedside units.

BEDROOM TWO 12' 6" x 12' 0" maximum (3.81m x 3.66m) having PVC double glazed windows to side and rear, double fitted wardrobes, fitted storage cupboards and two bedside units.

SHOWER ROOM with PVC frosted glazed window to side, matching suite comprising wash hand basin, wc, enclosed shower/steam cubicle with multiple shower heads and radio, tiling, chrome ladder style radiator and Karndean wood style flooring.

STOREROOM/POTENTIAL SEPARATE WC having double glazed frosted window to side, plumbing in situ for wc and tiled walls.

OUTSIDE

GARAGE 16' 10" x 9' 1" (5.13m x 2.77m) with double opening doors, boiler, PVC double glazed window to side and door to utility room. (Purchasers should check the size/suitability for their purposes).

ENCLOSED LANDSCAPED REAR GARDEN Mostly laid to lawn with a variety of shrubs and trees, paved patio area, timber fencing, outdoor lighting, cold water tap and access via both sides of the property.

Council Tax Band F Birmingham City Council

TENURE The Agents understand 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 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 Solicitors or Surveyor. Please note that all measurements are approximate.

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