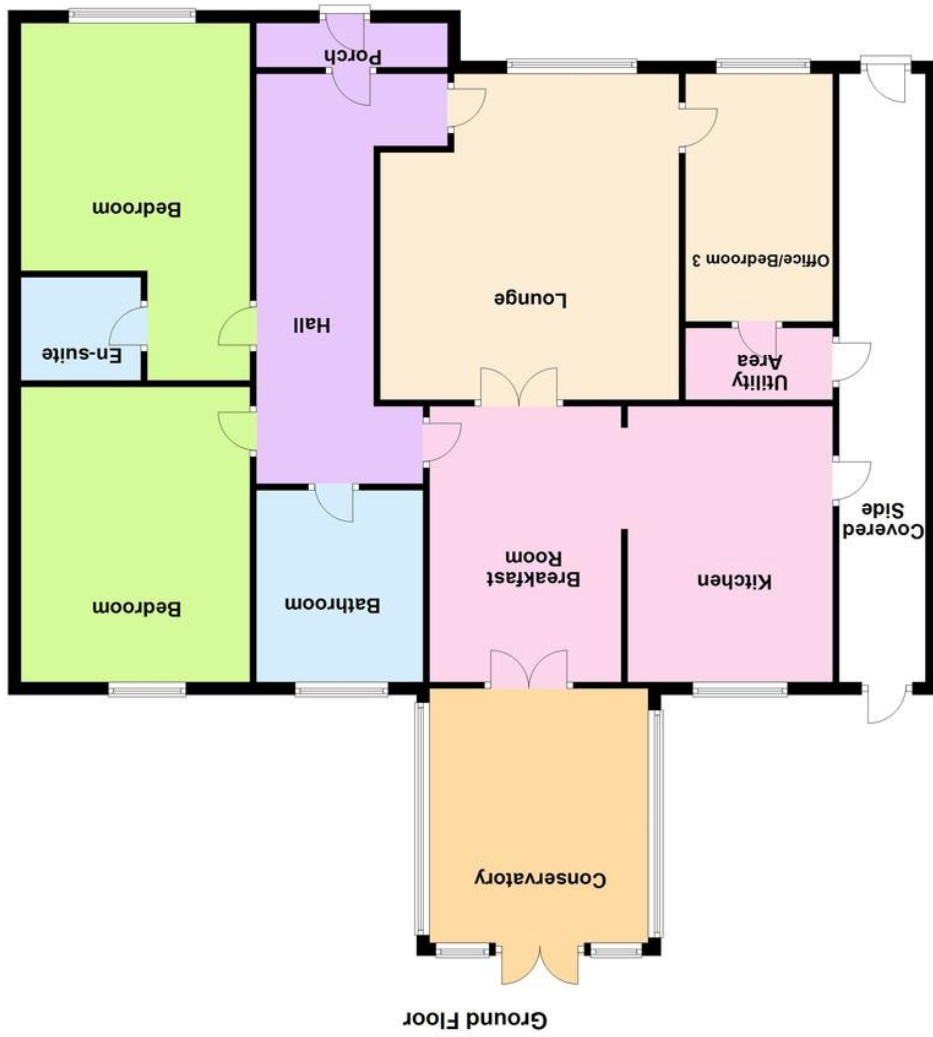
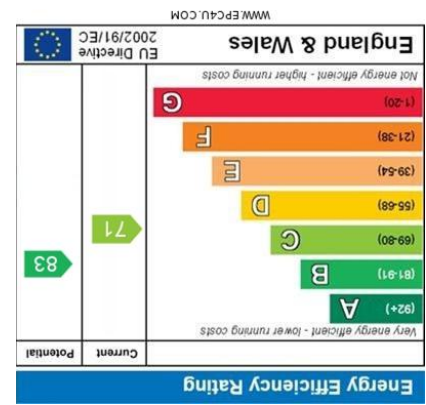


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Highly Sought After Location
- 2/3 Bedroom Bungalow/Family Home
- Spacious Lounge
- Open Plan Kitchen Diner & Conservatory
- Master En Suite

Little Sutton Road, Four Oaks, Sutton Coldfield, B75 6QL

Offers In Region Of
 £475,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after and most convenient location and 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. This superb 2/3 bedroom extended bungalow offers spacious and versatile living accommodation and is approached via an in and out driveway and is entered via an enclosed porch leading to hallway, a spacious formal lounge leads to an open plan kitchen and dining area, a large conservatory overlooking the private landscaped garden, two bedrooms one of which has an en suite shower room and family bathroom, there is further versatile reception room which is currently used as a home office but could also be used as bedroom three, and to complete the home there is a superb garden room which would make an ideal home office/gymnasium/games room along with a lovely landscaped garden.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A large entrance hallway with wood effect flooring, radiator and doors to:

FORMAL LOUNGE 16' x 13' 2" max (4.88m x 4.01m) A spacious lounge having a feature fireplace as the focal point, a window to the front, a feature fireplace as the focal point, radiator and double doors leading to the kitchen and dining area.

KITCHEN 10' x 11' (3.05m x 3.35m) Plus dining area 9' x 8' 5"

The kitchen includes a stylish and modern range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, space for a dishwasher, rear facing window, tiled splash backs and opening in to the casual dining area with tiled flooring, radiator, a door to the inner hallway and double doors to the conservatory.

CONSERVATORY 11' 6" x 12' 4" (3.51m x 3.76m) A large conservatory with windows to three sides and double patio doors providing direct access and views over the large landscaped garden.

From the hallway doors lead to:

BEDROOM ONE 13' 5" x 10' 11" (4.09m x 3.33m) A great sized master bedroom with a window to the front, built in wardrobes with shelving and hanging space, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM A double width walk in shower cubicle, wash hand basin and low level WC.

BEDROOM TWO 13' 4" x 10' 11" (4.06m x 3.33m) Having a built in wardrobe, window to the rear and radiator.

FAMILY BATHROOM Includes a matching white suite with a P shaped bath with shower screen and shower over, low level WC, wash hand basin, heated towel rail and rear facing window.

BEDROOM THREE 10' 4" x 7' 8" (3.15m x 2.34m) Offering a multitude of uses and currently a home office but would make a great bedroom/playroom with a space to the rear (5ft 1 x 7ft 8) with access to the covered side.

COVERED SIDE 27' 10" x 4' 2" (8.48m x 1.27m) Provides access to front and rear.

GARDEN ROOM 19' 10" x 9' 2" (6.05m x 2.79m) Approached towards the end of the large private landscaped garden with mature trees, shrubs and flowering borders the garden room also offers a multitude of uses and has power and lighting and provides uses for a home office, gymnasium, cinema room and has wood effect flooring, patio doors to the front and a window to the side, spot lights and a real bonus for the discerning buyer.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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