

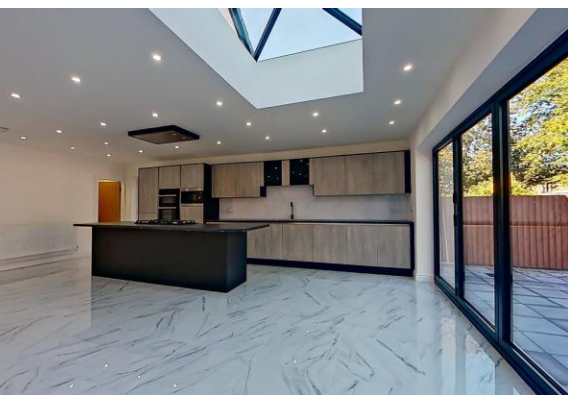
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

England & Wales	
EU Directive 2002/91/EC	
www.epc.eu.com	
Very energy efficient - lower running costs	A (92+)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	78
Potential	84

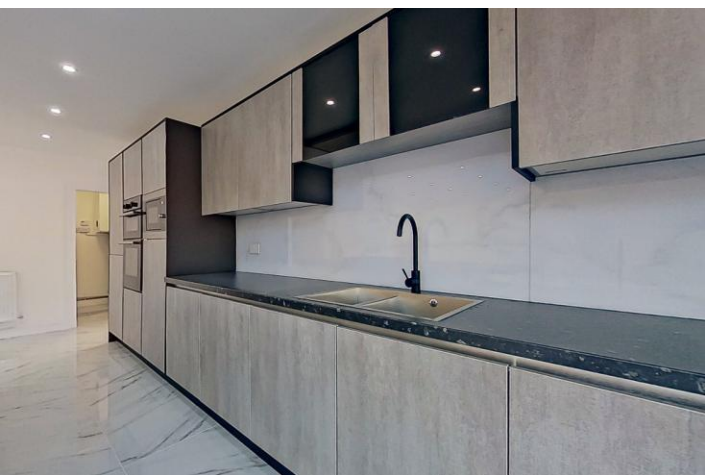
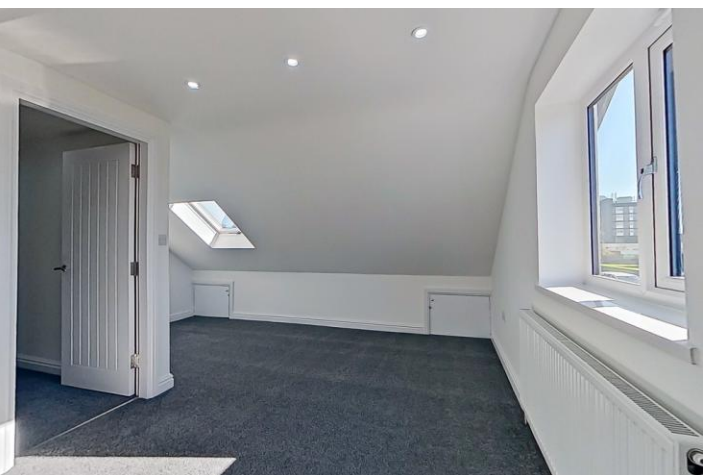
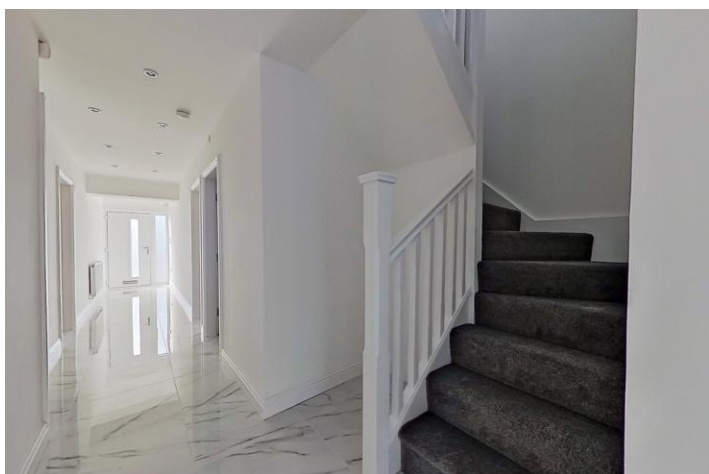
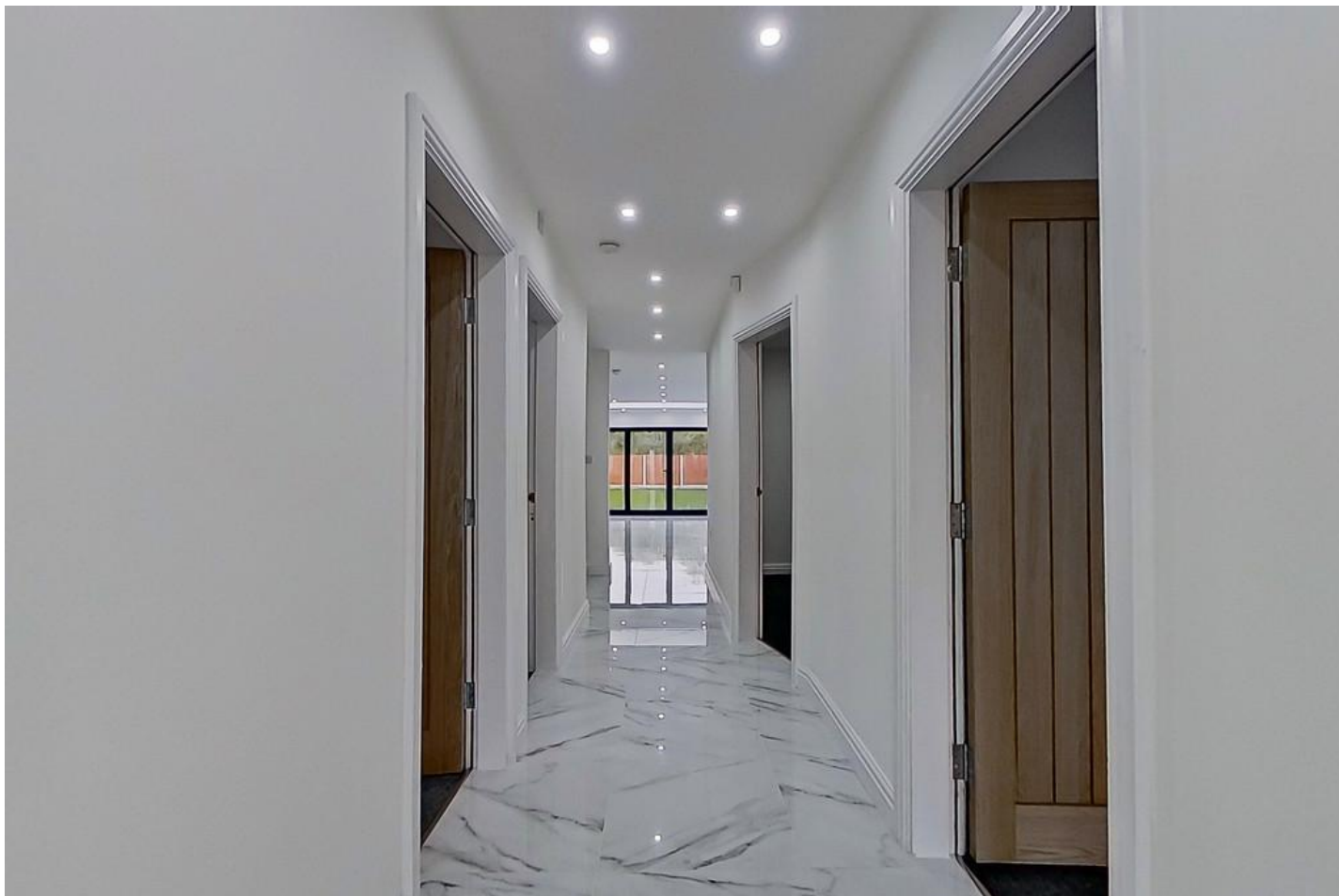
Boldmere | 0121 321 3991



- FOUR BEDROOM DORMER BUNGALOW
- LARGE LIVING AREA
- OPEN PLAN
- CLOSE TO LOCAL AMENITIES
- DRIVEWAY FOR THREE CARS
- SPACIOUS GARDEN

Little Green Lanes, Sutton Coldfield, B73 5NB

Offers over £500,000



Property Description

Green and Company are pleased to bring to market this stunning four bedroom dormer bungalow. The property has character and elegance and is finished to a high end quality. This beautiful home benefits from having four double bedrooms, two bathrooms and a spacious open plan living/dining area with sliding doors out to a patio area and a south facing garden. This property has parking for up to three cars as well as great transport links, catchment for good local schools and plenty of amenities nearby. Please contact us now to make sure you don't miss out on this lovely family home.

HALLWAY Leading to two double bedrooms, bathroom, reception room and open plan living/dining area.

BEDROOM ONE 17' 7" x 9' 7" (5.36m x 2.92m) Carpeted, radiator, double glazed window, ceiling spotlights, power points and door leading into bathroom.

BATHROOM ONE 6' x 9' (1.83m x 2.74m) Being tiled throughout, low level wc, wash basin, heated towel rail, double glazed window and a bath with overhead shower.

BEDROOM TWO 15' 9" x 9' 6" (4.8m x 2.9m) Carpeted, radiator, double glazed window, ceiling spotlights, power points and door leading into en suite bathroom.

EN SUITE 3' 3" x 9' 6" (0.99m x 2.9m) Having a low level wc, heated towel rail, ceiling spotlights, wash basin and a walk in shower.

RECEPTION ROOM 10' 1" x 10' 4" (3.07m x 3.15m) Carpeted, ceiling spotlights, power points and television points.

OPEN PLAN LIVING/DINING AREA 23' x 24' 4" (7.01m x 7.42m) Having tiled flooring, a range of wall and cupboard units, gas hob, two cookers, built in microwave, fridge, freezer, roof light and sliding doors providing access to rear garden.

LANDING Having double glazed window, ceiling spotlights, power points and space for storage.

BEDROOM THREE 13' 9" x 17' 7 max" (4.19m x 5.36m) Carpeted throughout, having three double glazed windows, radiator and two cupboards.

BATHROOM TWO 6' 0" x 6' 4" (1.83m x 1.93m) Being tiled throughout and having a walk in shower, low level wc, double glazed window, wash basin and a heated towel rail.

BEDROOM FOUR 15' 4 max" x 17' 7" (4.67m x 5.36m) Carpeted throughout, having two double glazed windows, radiator, power points, ceiling spotlights and two cupboards.

OUTSIDE At the front of the property there is a block paved driveway with parking for up to three cars and at the rear of the property there is a patio area with a spacious south facing garden.

Council Tax Band D - 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

WANT TO SELL YOUR OWN PROPERTY?

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