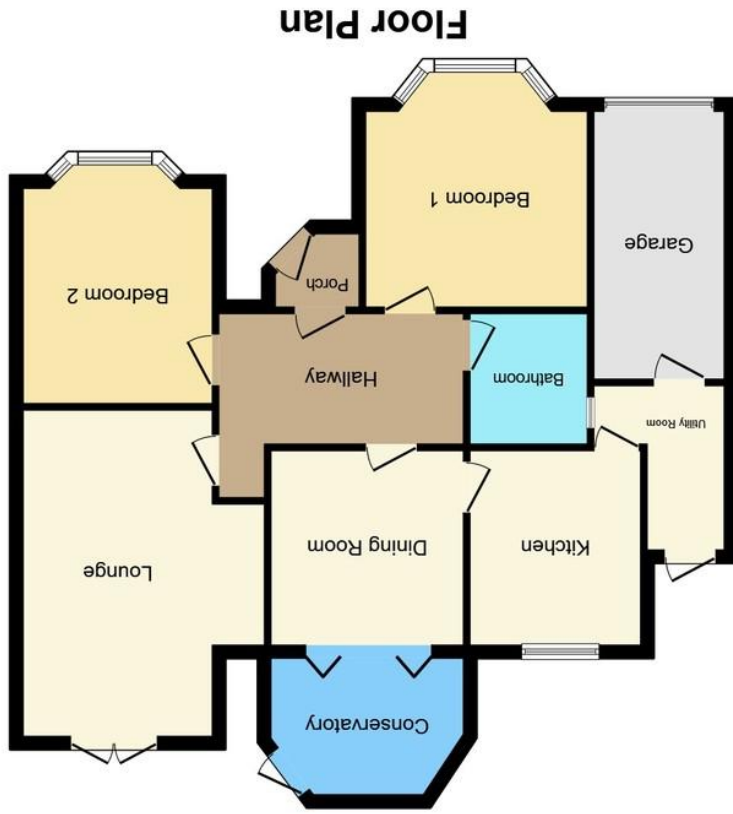
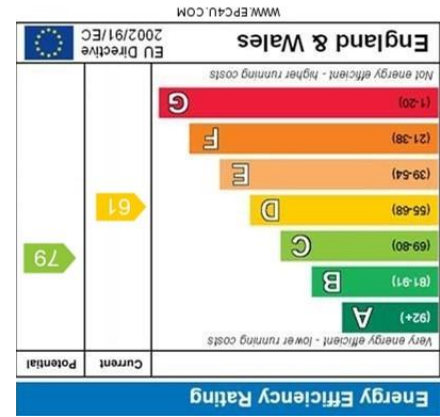


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE**

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



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



- A Superb 2 Bedroom Detached Bungalow
- Large Driveway & Garden
- Spacious Hallway
- Large Lounge With Inglenook
- Dining Room & Conservatory
- Kitchen Diner & Conservatory

Russell Bank Road, Four Oaks,
Sutton Coldfield, B74 4RE

Offers In Region Of
£575,000

Property Description

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

Green and Company are delighted to offer to the market this superb 2 bedroom detached bungalow situated within a highly sought after area within Four Oaks. 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, Sutton Coldfield town centres and beyond. The bungalow sits on a generous plot and offers spacious living accommodation throughout and offers further scope to extend in to the loft (subject to planning) to create a family home or would make a perfect downsize. Approached via a large private fore garden and driveway the home is entered through an enclosed porch with access to a large hallway, a superb sized formal lounge to the rear, a dining room which in turn leads to a conservatory, fitted kitchen diner, utility room, 2 double bedrooms, a family bathroom and garage, to complete the home there is a lovely private rear garden.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY 9' 1" x 10' 11" (2.77m x 3.33m) A large entrance hallway with loft access, radiator, coving, a stained glass window in to the lounge and doors to:

FORMAL LOUNGE 19' 10" max x 15' 2" max (6.05m x 4.62m) A superb sized formal lounge with a brick built Inglenook fireplace as the focal point, a deep walk in bay to the rear with patio doors giving access and views over the large rear garden, a beamed ceiling and radiator.

DINING ROOM 10' 3" x 10' 10" (3.12m x 3.3m) Having coving, radiator a door to the fitted kitchen and doors in to the conservatory.

CONSERVATORY 12' 4" x 12' 2" (3.76m x 3.71m) Offering a multitude of uses with tiled flooring, patio doors leading out in to the garden, radiator.

FITTED KITCHEN 14' 3" x 9' 11" (4.34m x 3.02m) To include a comprehensive range of matching wall and base mounted units with tiled splash backs and display units, integrated oven and gas hob with extractor fan over, space for a fridge and dish washer, sink and drainer unit, a bay window overlooking the rear garden, space for a table and chairs for casual dining and a door to the utility room.

UTILITY ROOM 8' 9" x 10' 7" (2.67m x 3.23m) Having plumbing and space for white goods, base units, sink and drainer unit, a door to the garage and a door to the rear garden.

BEDROOM ONE 13' 6" x 12' (4.11m x 3.66m) A large master bedroom with a matching range of fitted wardrobes with shelving, hanging and storage space, dressing table, a bay window to the front and radiator.

BEDROOM TWO 12' 9" max x 11' 10" (3.89m x 3.61m) Having a bay window to the front, fitted wardrobe, radiator and coving.

BATHROOM Includes a matching suite with a corner bath, separate shower cubicle, low level WC, wash hand basin, bidet two side facing windows and radiator.

GARAGE 18' 5" x 10' 10" (5.61m x 3.3m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - 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.

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CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

