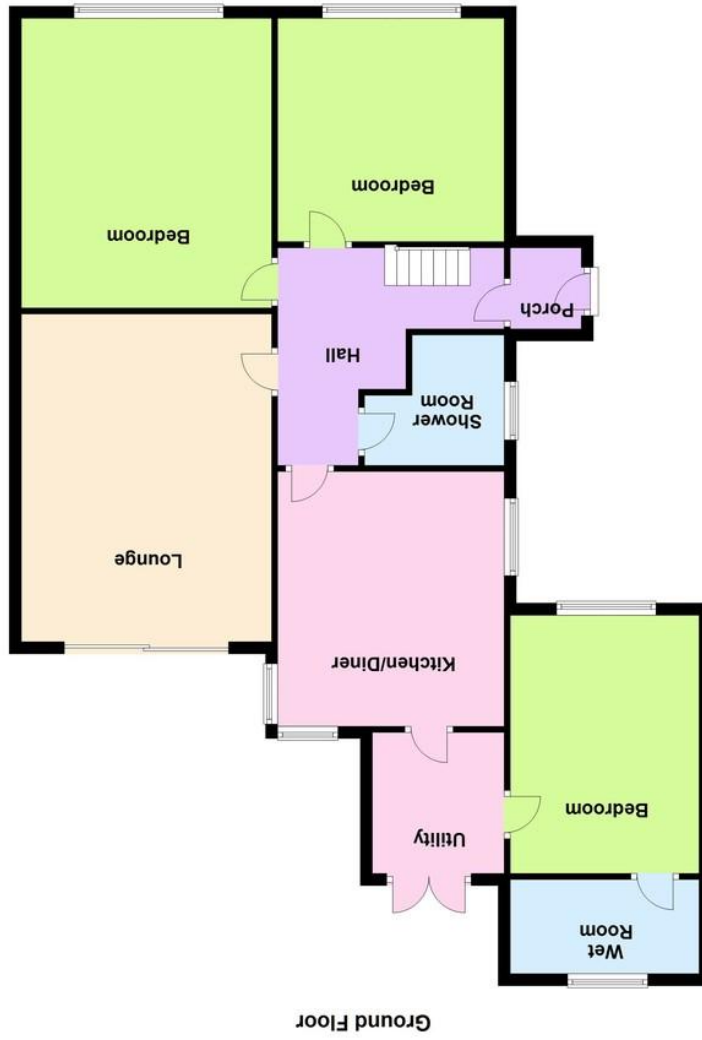


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

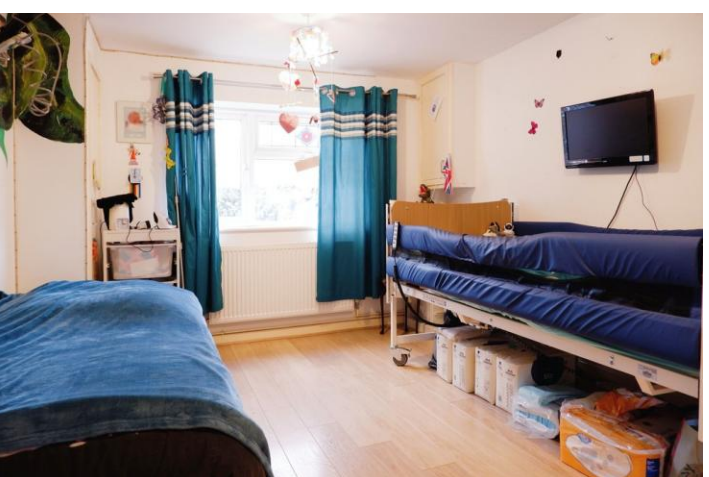
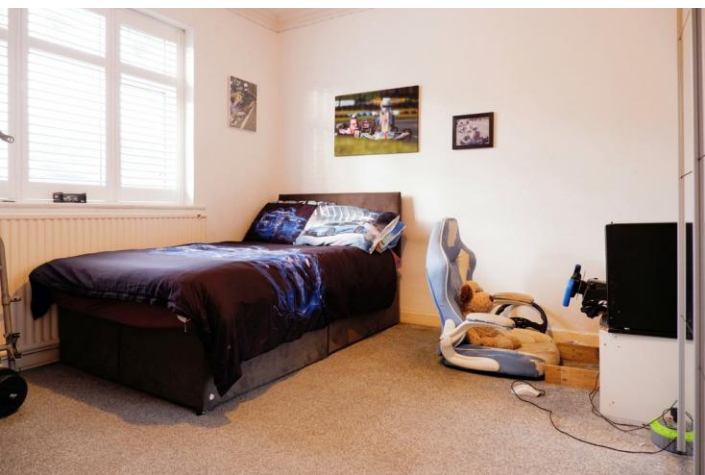
Four Oaks | 0121 323 3323



- 4 Bedroom Detached Dormer Bungalow
- Hallway With Shower Room & Guest WC
- Spacious Lounge
- Kitchen Diner & Utility Room
- 3 Ground Floor Bedrooms & Wet Room En Suite

Egerton Road, Streetly, Sutton Coldfield, B74 3PG

Offers In Region Of
£475,000



Property Description

Occupying a highly sought after location within Streetly 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. Approached via a large driveway and car port to the front the home is entered via an enclosed porch with access to a large hallway with guest WC and shower room, a spacious lounge, a fitted kitchen diner, utility room, a ground floor bedroom with wet room, a further 2 double ground floor bedrooms, on the first floor there is a double bedroom with an en suite bathroom and to complete the home there is a private enclosed 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

ENTRANCE HALLWAY A spacious hallway with a staircase rising to the first floor with a useful storage cupboard beneath, wood effect flooring, radiator and doors to:

SHOWER ROOM To include a matching white suite with a corner shower cubicle, wash hand basin, WC and side facing window.

LOUNGE 15' 11" x 11' 11" (4.85m x 3.63m) A superb sized lounge with a fire surround as the focal point, 2 side facing windows allowing natural light, patio doors to the rear, wood effect flooring and radiator.

KITCHEN DINER 15' x 11' 10" (4.57m x 3.61m) To include a comprehensive range of wall and base mounted units with complementing work surfaces over and tiled splash backs and under cupboard lighting, double oven and gas hob, space for a dish washer, sink and drainer unit, wood effect flooring, windows to both sides and rear, radiator, and a door to the utility room.

UTILITY ROOM 6' 11" x 7' (2.11m x 2.13m) Having a door to the rear garden, plumbing and space for white goods and a door to:

BEROOM THREE 14' 3" x 12' 1" (4.34m x 3.68m) A window to the front, radiator and a door to the wet room -

WET ROOM Includes a matching suite with suspended wash hand basin, low level WC and shower

BEDROOM TWO 14' 9" x 12' (4.5m x 3.66m) Having a window to the front and radiator.

BEDROOM FOUR 11' 11" x 11' 10" (3.63m x 3.61m) Having a window to the front and radiator.

From the hallway a staircase rises to the first floor landing with a door to:

BEDROOM ONE 11' 3" x 11' 11" (3.43m x 3.63m) Having Velux windows to 2 sides, radiator and a door to the en suite bathroom.

EN SUITE BATHROOM A white suite with panelled bath, low level WC, wash hand basin.

OUTSIDE To the rear of the home there is a private garden with mature trees and shrubs to the boundaries with a low maintenance Astroturf lawn.

Council Tax Band E Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

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

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

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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