



Webbs
Helping people move since 1994

Clarence Road | Sutton Coldfield | B74 4LB
£500,000

 Webbs
estate agents

Summary

** EXTENDED DETACHED BUNGALOW ** DESIRABLE LOCATION WITH VIEWS TO FRONT ** CLOSE TO OFSTED OUTSTANDING RATED SCHOOLS ** CLOSE TO AMENITIES AND SHOPS ** DECEPTIVELY SPACIOUS ** TWO DOUBLE BEDROOMS ** BATHROOM ** 'L' SHAPE LIVING ROOM ** DINING ROOM ** KITCHEN ** GENEROUS DRIVEWAY ** LARGE REAR GARDEN ** DOUBLE GLAZING ** GAS CENTRAL HEATING ** NO ONWARD CHAIN **

Webbs Estate Agents have pleasure in offering this extended detached bungalow, WITH NO ONWARD CHAIN, in the sought after and desirable residential location of Four Oaks, being close to Ofsted 'outstanding' rated schools, amenities and shops. Briefly comprising : entrance porch, reception hallway, 2 double bedrooms, family bathroom, dining room, 'L' shape lounge, kitchen and WC. Externally there is a generous driveway, garage and a large enclosed rear garden. For a viewing please call our Aldridge branch on 01922 288800.

Key Features

- SOUGHT AFTER FOUR OAKS LOCATION
- DETACHED BUNGALOW
- 'L' SHAPE LIVING ROOM
- KITCHEN, WC
- LARGE REAR GARDEN
- NO UPWARD CHAIN
- TWO DOUBLE BEDROOMS
- DINING ROOM
- AMPLE PARKING & GARAGE
- EARLY VIEWING ESSENTIAL

Rooms and Dimensions

PORCH

ENTRANCE HALL

'L' SHAPE LIVING ROOM
18'8" x 13'5" (5.69 x 4.1)

DINING ROOM

KITCHEN
9'3" x 15'1" (2.82 x 4.60)

WC
3'4" x 4'3" (1.02 x 1.32)

BEDROOM ONE

11'10" x 14'5" (3.61 x 4.4)

BEDROOM TWO

11'10" x 10'11" (3.61 x 3.35)

BATHROOM

7'11" x 10'10" (2.42 x 3.32)

OUTSIDE

Identification Checks

Agents Note







Webbs Estate Agents - endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Planned		Current	Planned
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
Band A	A		Band A	A	
Band B	B		Band B	B	
Band C	C		Band C	C	
Band D	D		Band D	D	
Band E	E		Band E	E	
Band F	F		Band F	F	
Band G	G		Band G	G	
All energy efficient - lower running costs			All environmentally friendly - lower CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	