



Raconor, Weeford Road,  
Sutton Coldfield, B75 5RF

Offers in the Region Of £950,000



# Weeford Road, Sutton Coldfield

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Raconor, Weeford Road, Four Oaks offers the discerning purchaser a rare opportunity to acquire a substantial detached bungalow affording excellent scope and potential set in gardens extending to approximately 1.87 acres.

The bungalow is ideal for redevelopment (subject to planning) and has a Certificate of Lawful Entitlement under permitted development rights to extend to a two storey dwelling with annexe building suitable for home office plus gym and offering flexible accommodation. The land to the rear offers vast potential for a variety of uses including equestrian.

With excellent views towards open farmland, the property is rural in feel yet remains only a short drive away from Mere Green shopping centre which provides a variety of shops, supermarkets and fine bistro dining. A local convenience store and farm shop are within walking distance and the A38 and M42 are both easily accessible and provide commuters with ease of access to Birmingham and Lichfield City.

The bungalow accommodation is arranged over two floors and briefly comprises the following: An enclosed porch entrance opens to an inner reception hallway with two double bedrooms off, both with windows facing the front. A spacious lounge has a large picture window making this a light and airy room further complimented by a fitted kitchen with a family bathroom and shower completing the ground floor accommodation. On the first floor are two further bedrooms and a bathroom.

Outside, the property is set well back from the roadway with a side driveway approach. A gated side access leads through to the substantial rear garden land with a variety of substantial outbuildings formerly used as storage and dog kennelling.





# Property Specification

SUBSTANTIAL DETACHED BUNGALOW IDEAL FOR REDEVELOPMENT (SUBJECT TO PLANNING)  
GARDENS EXTENDING TO APPROXIMATELY 1.87 ACRES (POTENTIAL FOR A VARIETY OF USES INCLUDING EQUESTRIAN)  
LIGHT AND AIRY SPACIOUS LOUNGE  
FITTED KITCHEN  
TWO BATHROOMS. FOUR BEDROOMS  
EXCELLENT VIEWS TOWARDS OPEN FARMLAND



## Entrance Porch

### Hall

Lounge 17' 2" x 17' 5" (5.23m x 5.30m)

Kitchen 18' 9" x 7' 9" (5.71m x 2.36m)

Bedroom One 13' 0" x 12' 5" (3.96m x 3.78m)

Bedroom Two 12' 6" x 11' 0" (3.81m x 3.35m)

### Bathroom

### Landing

Bedroom 18' 6" x 5' 1" (5.63m x 1.55m)

Bedroom 11' 3" x 6' 5" (3.43m x 1.95m)

### Bathroom

### Eaves

## Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

## Viewer's Note:

Services connected:  
Council tax band: G  
Tenure: Freehold

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			91
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		29	
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

## Map Location

