



Bennett Road, Four Oaks,
Sutton Coldfield, B74 4TH

Offers in the Region Of £650,000

This is a delightful, well proportioned dormer bungalow situated on the desirable Bennett Road with beautiful Sutton Park accessible within a few hundred meters and boasting a wonderful opportunity to buy a spacious bungalow sold with the benefit of no upward chain.

Boasting an exceptionally large living room with wall mounted stone fireplace, this room provides a tranquil ambience due to large windows and garden views. The dining room to the rear aspect, also enjoys the garden views and opens up to the well fitted kitchen. The utility room and garage are located to the side of the home. Bedroom one is located on the ground floor and enjoys fitted wardrobes and a large window, flooding the room with natural light. Completing the ground floor accommodation is wet room and a separate WC.

To the first floor there are two bedrooms, both a generous size, and a shower room servicing both rooms and plenty of storage space. Outside the garden has been thoughtfully landscaped to create low maintenance, enjoyable outside space and to the front a large driveway sets the bungalow back from the road creating superb privacy.

Bennett Road occupies a prime residential location in a highly desirable area of Four Oaks. Approached from either Streetly Lane or Crown Lane, the property boasts ease of access to Sutton Park which is within a short walk away and provides 2400 acres of natural park and woodland. Streetly village is on the doorstep and offers a variety of shops and fine dining restaurants and wine bars. Mere Green centre is five minutes drive away and offers comprehensive amenities with Blake Street and Butlers Lane stations facilitating ease of access for commuters travelling to Birmingham and Lichfield City centres.

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via Fouroaks@paulcarrestateagents.co.uk



Porch

Hall

Living Room

5.66m (18'7") x 4.27m (14')

Dining Room

5.66m (18'7") x 2.62m (8'7")

Kitchen

3.56m (11'8") x 2.97m (9'9")

Utility

2.24m (7'4") x 1.64m (5'5")

Garage

Wet Room

WC

Bedroom 1

3.77m (12'4") x 3.76m (12'4")

Bedroom 2

4.55m (14'11") x 3.12m (10'3")

Bedroom 3

3.12m (10'3") x 3.09m (10'2")

Bathroom





Floor Plan

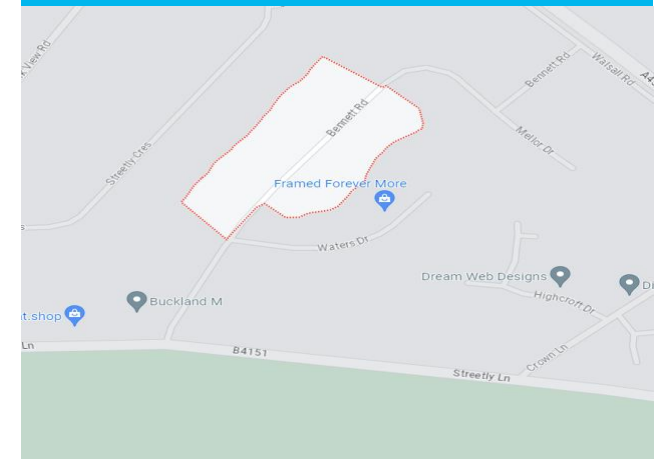
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 55 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location







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