



Squirrels Hollow, Stringer Close, Four Oaks  
Sutton Coldfield, B75 5QE

Offers in Excess of £590,000

A fabulous opportunity to acquire a home in this prestigious and exclusive location. This spacious bungalow, offering comfort and convenience in a serene environment must be viewed to be appreciated.

Perched on a spacious corner plot, this L-shaped detached bungalow offers a blend of comfort and functionality. As you step inside, the living room welcomes you with its cozy atmosphere, highlighted by a charming brick inglenook fireplace, perfect for warming up on chilly evenings. Adjacent, a family area seamlessly transitions into a dining room, creating an ideal space for gathering with loved ones. The kitchen, conveniently located, provides easy access to the outside, making outdoor dining and entertaining a breeze.

The accommodation wing hosts three bedrooms. The principle bedroom boasts fitted wardrobes and an en-suite bathroom. Bedroom two, a spacious double, offers versatility and comfort, while bedroom three, also a double, boasts a history as part of an annexe, with its own entrance, complete with a kitchenette and wet room, presenting endless possibilities for use. The garage completes the accommodation.

Outside, the rear garden enjoys breathtaking sunsets over the evenings, perfect for unwinding after a long day. Meanwhile, the spacious driveway at the front ensures ample parking space, adding to the convenience and appeal of this charming bungalow.

The property is close to Mulberry Walk. There is easy access to Four Oaks Train Station and Butlers Lane Train Station for a regular service to Lichfield and Birmingham Cities and there is an excellent choice of schooling readily available for primary and secondary age groups.

### **ADDITIONAL INFORMATION**

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is payable to Birmingham City Council.

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

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)



Porch

Hall

Living Room 4.98m (16'4") x 4.83m (15'10")

Family Room 3.76m (12'4") x 3.07m (10'1")

Dining Room 2.95m (9'8") x 2.87m (9'5")

Kitchen 3.76m (12'4") x 3.38m (11'1")

Bathroom

Bedroom 1 3.58m (11'9") x 2.84m (9'4") max

En-suite

Bedroom 2 3.58m (11'9") x 2.87m (9'5")

Bedroom 3 2.90m (9'6") x 2.87m (9'5")

Home Office/Kitchenette

Wet Room

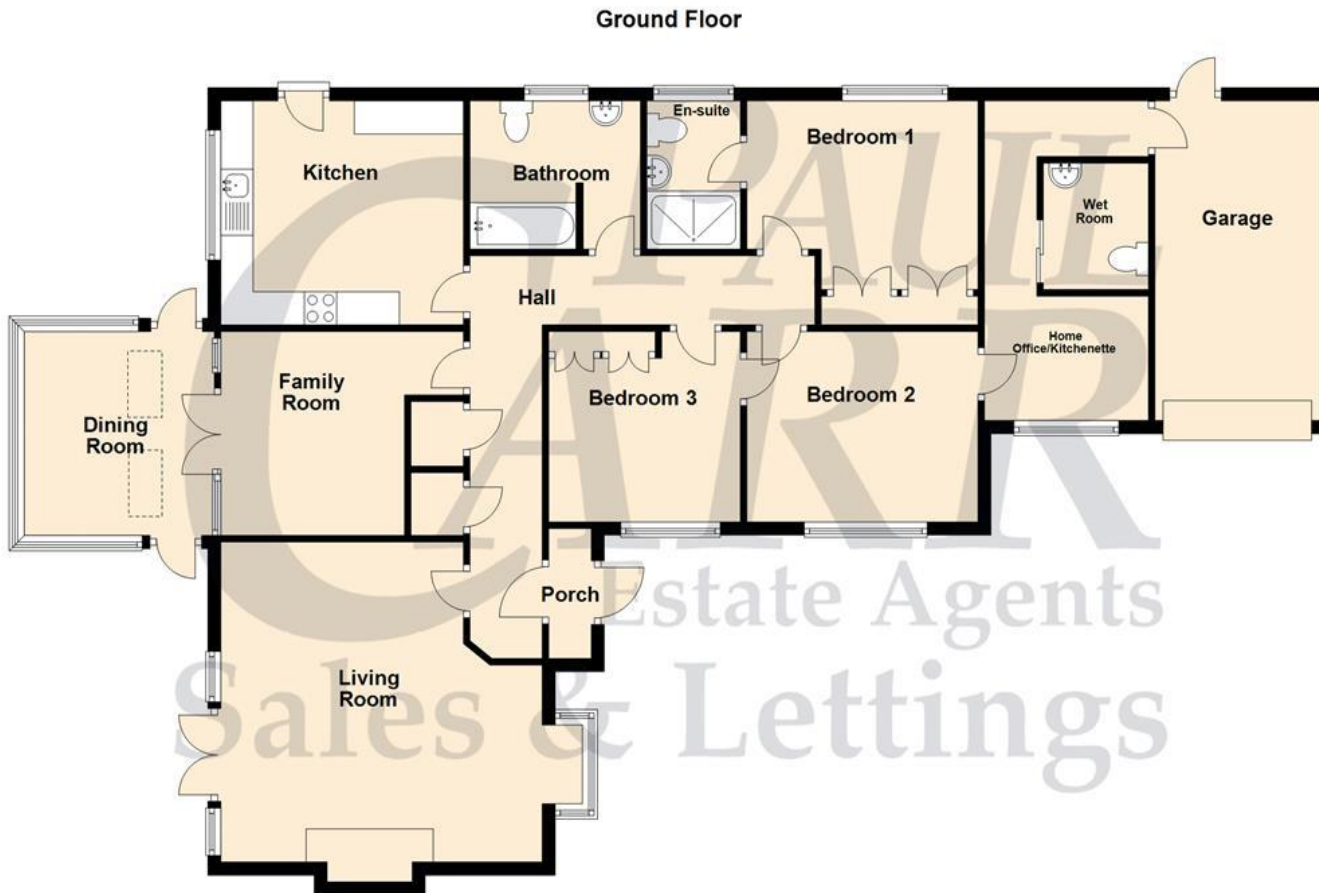
Garage





# Floor Plan

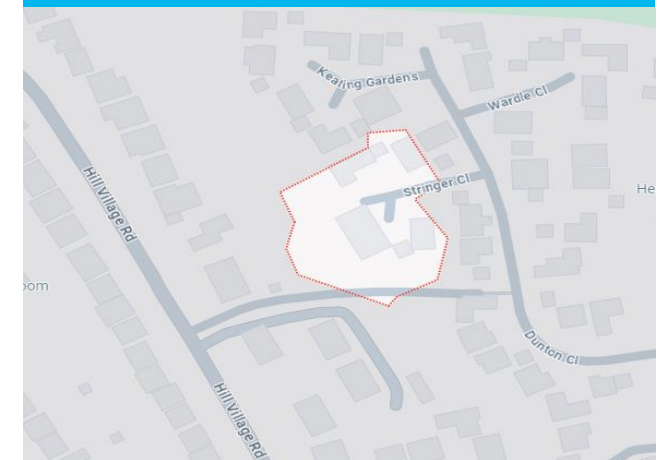
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		82 B
69-80	<b>C</b>		
55-68	<b>D</b>	66 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## Map Location







**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. Came on the market: