



Vaughan Close, Four Oaks,  
Sutton Coldfield, B74 4XR

Offers in Excess of £415,000

This charming, detached bungalow occupying a sweeping corner position on the popular Vaughan Close offers a serene and picturesque setting, overlooking the green and beyond over open countryside that provide tranquil and stunning views.

The interior features a through living/dining room, perfect for seamless entertaining and relaxation. The kitchen is functional and well fitted. There are two comfortable bedrooms, both equipped with fitted wardrobes, and a well-appointed bathroom that completes the internal accommodation.

The well-maintained rear garden is ideal for outdoor enjoyment, and the spacious driveway provides plenty of parking space. The property includes a double garage for ample storage or parking. The bungalow has the benefit of the nearby local shops on the development. Mere Green is only a short distance away offering a good range of supermarkets, shops, bars and restaurants. The public transport links are also easily accessible with bus service and the cross city rail services from Blake Street station into Birmingham City centre and Lichfield Cathedral City centre.

### **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  
1.52m (5') x 1.42m (4'8")

Hall  
3.81m (12'6") x 1.42m (4'8")

Living Room  
5.44m (17'10") x 4.17m (13'8") max

Dining Room  
3.10m (10'2") x 2.34m (7'8")

Kitchen  
3.10m (10'2") x 3.07m (10'1") max

Bedroom 1  
3.25m (10'8") x 3.18m (10'5")

Bedroom 2  
3.20m (10'6") x 3.12m (10'3")

Bathroom

Double Garage



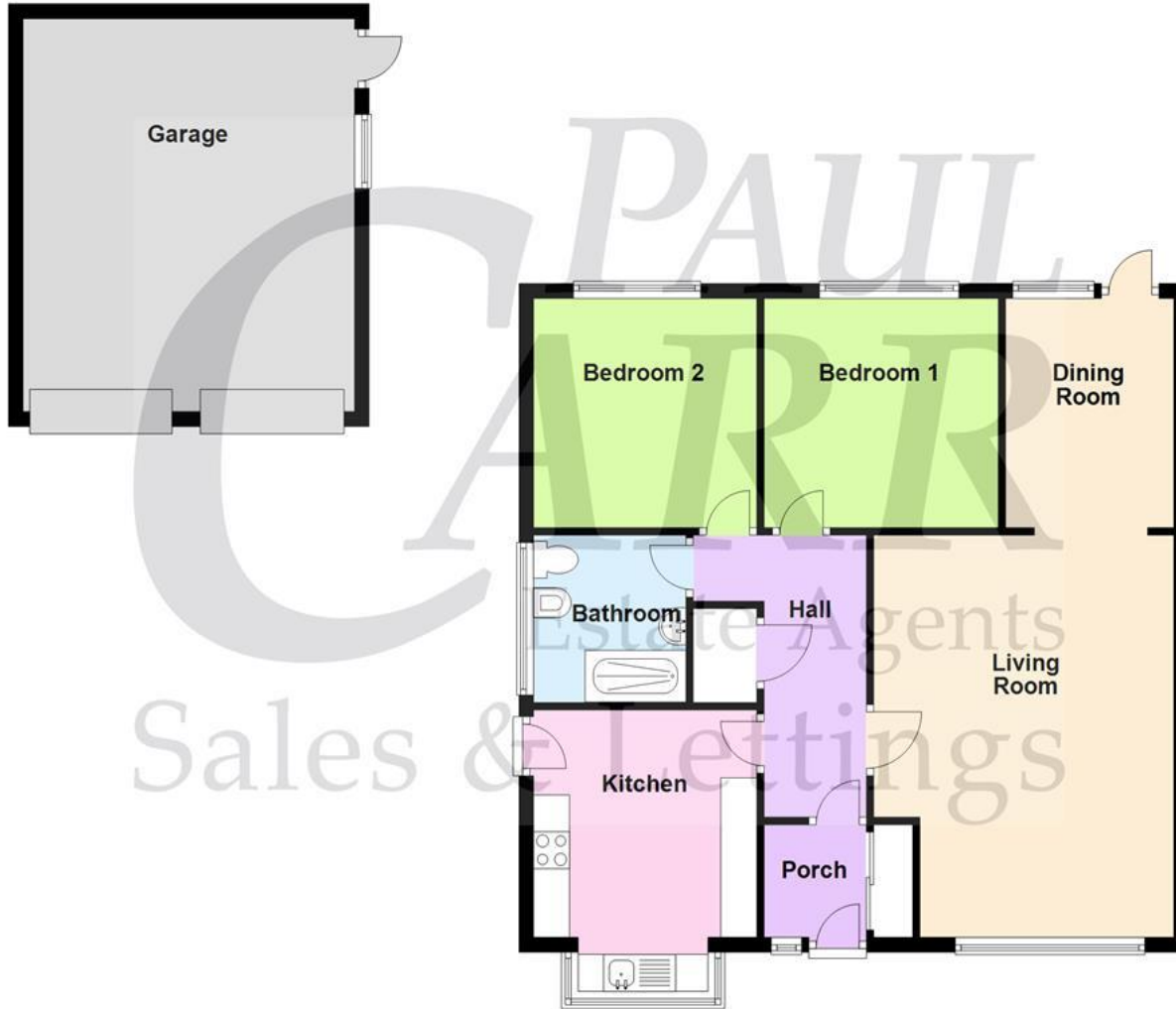




# Floor Plan

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

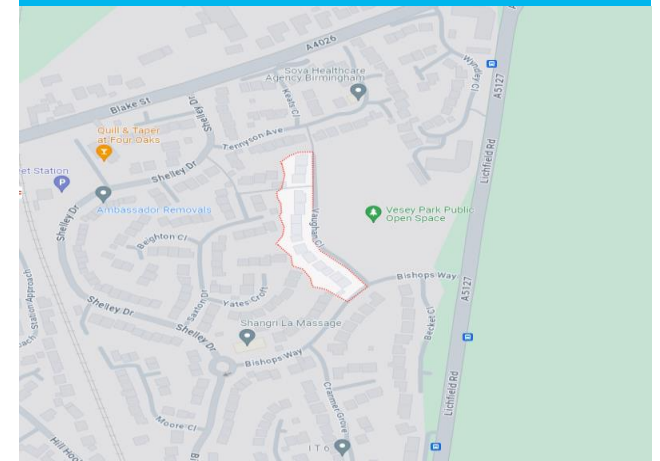
Ground Floor



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## 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: