



Rowallan Road, Four Oaks,
Sutton Coldfield, B75 6RH

Offers in Excess of £410,000

Bungalows in this prestigious location very rarely come up for sale and you will not want to miss out on this unique opportunity to make it yours!

The front lounge off the hallway, is a cosy room and benefits from duplet windows allowing in a wealth of natural light. The kitchen with wall and draw units, has access to the side of the property.

An inner hallway off the living room leads to three bedrooms, bedroom one enjoys an ensuite, bedroom two enjoys access to the rear garden and bedroom three is good size single bedroom. A separate bathroom then completes the internal accommodation.

Outside to the rear the garden is low maintenance and mainly level whilst to the fore the front drive provides off road parking. There is also a garage to the side of the home.

Outside the private low maintenance rear garden is mainly lawned with fencing to the neighbouring properties, and benefits from side access.

The property is within close proximity to Moor Hall which offers a first class Health Spa and Golf course. Local shops are easily accessible on Little Sutton Road and Mere Green centre is close by and provides a wealth of shops, restaurants and fine bistro dining. Sutton Coldfield and Four Oaks railway stations are both nearby and provide commuters with ease of access to Birmingham and Lichfield City centres. The area is well served by schools catering for all age groups.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Kitchen

5.77m (18'11") x 1.96m (6'5")

Living/Dining Room

6.02m (19'9") x 3.91m (12'10") max

Inner Hallway

Bedroom 1

5.51m (18'1") x 3.20m (10'6")

En-suite

Bedroom 2

4.50m (14'9") x 3.35m (11')

Bedroom 3

2.54m (8'4") x 2.44m (8')

Bathroom

Garage





Floor Plan

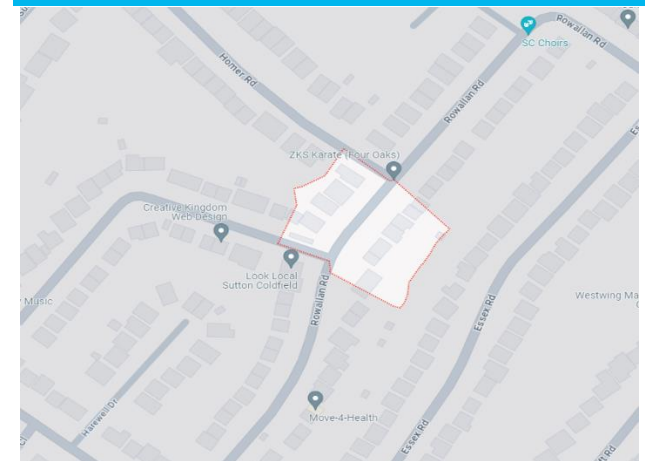
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 64 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: