



Sandhurst Road, Four Oaks,
Sutton Coldfield, B74 4UE

Offers Over £450,000

Spacious & Extended Detached L-Shaped Bungalow on Generous Corner Plot – Opposite Hill Hook Nature Reserve – No Upward Chain Set on a substantial corner plot in a quiet and desirable residential area, this impressive detached L-shaped bungalow offers a rare opportunity for those seeking spacious, single-storey living with flexibility and modern comfort.

Upon entering, you're greeted by a welcoming hallway that leads into the heart of the home – a generous living and dining room. Bathed in natural light from large windows, this space offers plenty of room for both relaxed living and formal entertaining. The modern fitted kitchen features sleek cabinetry, integrated appliances, and ample worktop space, catering to the needs of keen home cooks and busy households alike.

Its layout provides a practical flow between the living areas, enhancing the home's overall sense of openness.

There are three well-proportioned double bedrooms, all thoughtfully positioned to offer privacy and comfort. The principal bedroom benefits from an ensuite shower room. The remaining bedrooms are served by a well-appointed family bathroom that enjoys a sun tunnel to let the light flow in.

Externally, the property boasts a private and beautifully maintained rear garden, ideal for outdoor dining, gardening, or simply relaxing in a peaceful setting. To the front and side, the bungalow enjoys a prominent position on a corner plot, with a driveway providing ample off-road parking and access to a double garage—perfect for vehicles, storage, or potential workshop space.

Whether you're downsizing, looking for lateral living, or seeking a forever home, this spacious bungalow combines practicality, comfort, and a prime location. Early viewing is highly recommended to fully appreciate everything this outstanding property has to offer.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living/Dining Room
5.61m (18'5") x 3.61m (11'10")

Kitchen
3.61m (11'10") x 2.79m (9'2")

WC

Bedroom 1
5.23m (17'2") x 3.94m (12'11") max

En-suite

Bedroom 2
5.23m (17'2") x 2.57m (8'5")

Bedroom 3
3.55m (11'8") x 2.19m (7'2")

Bathroom

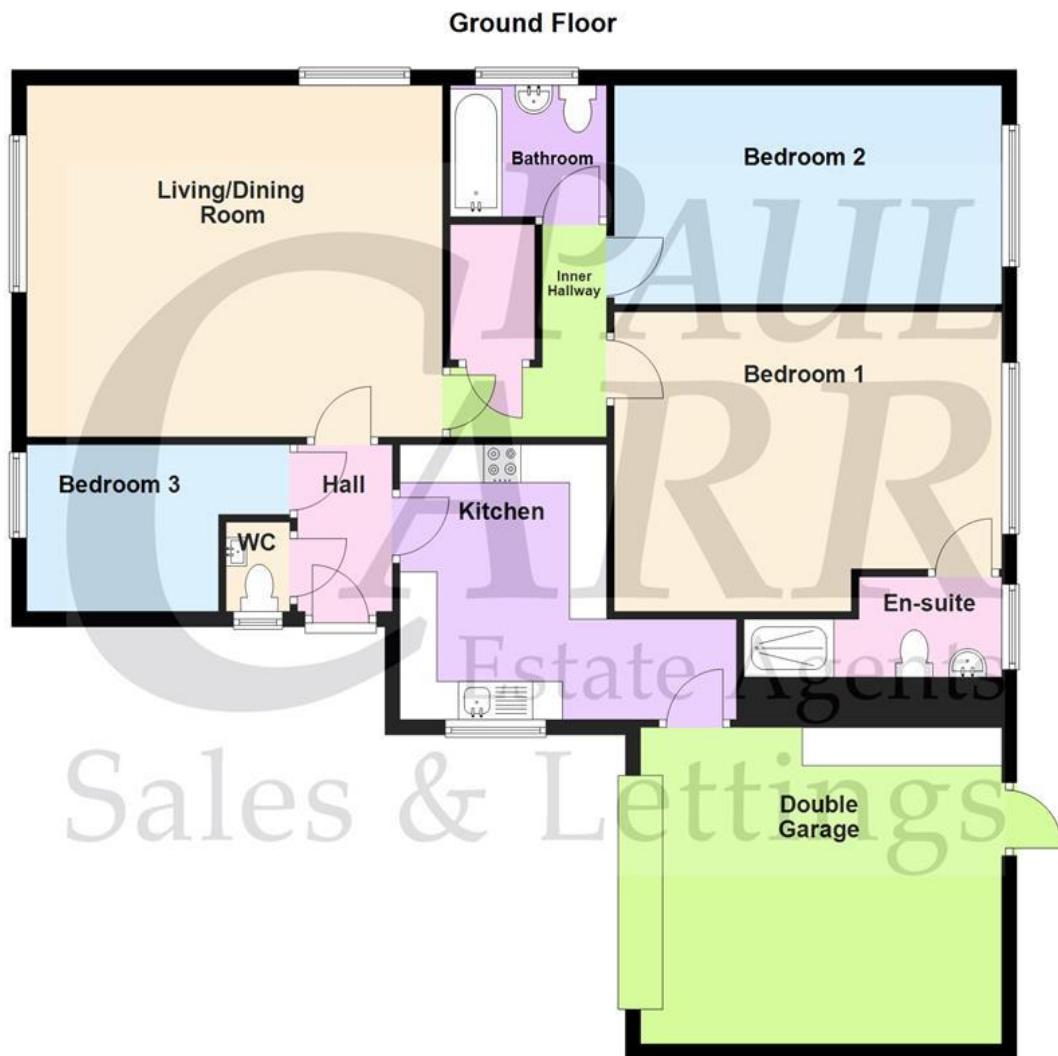
Double Garage





Floor Plan

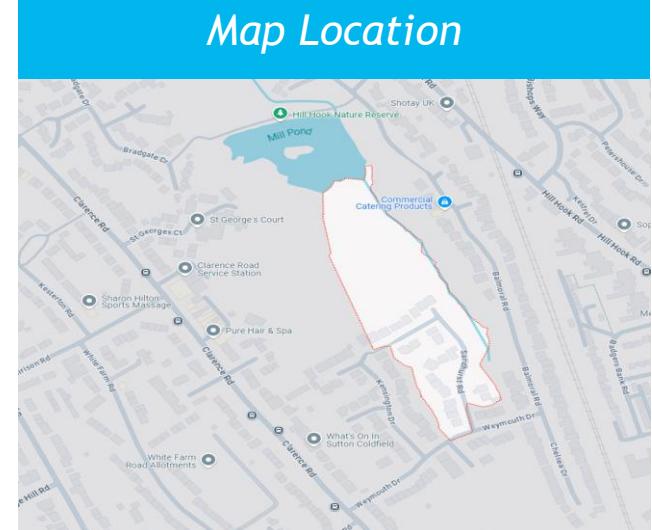
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 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.
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