



Heath Croft Road

Four Oaks, Sutton Coldfield, West Midlands, B75 6NQ

£525,000

# Property Features

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- Spacious and Well Presented Detached Bungalow
- Entrance Porch
- Through Hallway
- Cosy Lounge
- Fitted Kitchen
- Orangery
- Guest Cloakroom
- Three Bedrooms
- Family Bathroom
- Double Garage, Driveway, Mature Rear and Fore Gardens

## Full Description

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Taylor Cole Estate Agents are delighted to bring to market this spacious and well appointed detached bungalow situated on the highly desirable Heath Croft Road. The property benefits from being significantly upgraded and reconfigured by the current owner, with the accommodation briefly comprising: entrance porch, through hallway, cosy lounge, fitted kitchen, orangery, guest cloakroom, three bedrooms, family bathroom, double garage, mature rear and fore gardens, driveway. Early internal viewing is considered essential.

This extended detached bungalow provides deceptively spacious internal accommodation and resides on an enviable plot upon this prominent road in Four Oaks. The property is only a short distance away from local schooling, shopping amenities and commuter links, with the property itself positioned behind an established fore garden with pruned conifer hedgerow to the front and evergreens and shrubbery behind, a driveway provides ample off road parking facilities along with access to the remote control up and over garage door, along with access to the porch front entrance door.

### ENTRANCE PORCH

Accessed via the solid oak front entrance door with feature gothic style obscure glass detail, two UPVC double glazed picture windows to the front and side aspect, ceiling light point, wall socket, door into the storage cupboard, quality wood grain effect flooring, door into:

### THROUGH HALLWAY

This impressive and welcoming through hallway provides an excellent reception area and has loft hatch access, ceiling downlighters, ceiling light point, radiator, wall sockets, herringbone laid 'Karndean' flooring, oak doors off to:

### LOUNGE

18' 5" x 13' 7" (5.61m x 4.14m)

The cosy and peaceful lounge area is situated to the rear of the property and offers a wealth of floor space for free standing lounge furniture, feature recessed fire display with slate hearth and display mantle over, ceiling light point, UPVC double glazed window and French doors to the rear patio, two radiators, wall sockets, wood grain effect flooring.

### FITTED KITCHEN

15' 8" x 13' 9" (4.78m x 4.19m)

The spacious fitted kitchen boasts a matching range of shaker base units and drawers with ceiling to floor condiment cupboard with fitted condiment racks, integrated 'Hoover' washing machine, recess and point for free standing 'American' style fridge/freezer, recess and gas point for free



standing 'range style' cooker with tiled splashback, integrated 'Sharp' dishwasher, complemented fitted wine rack, marble effect solid stone working surfaces with matching up-stands, inset 'Belfast' sink with hot and cold mixer tap over and drainer grooves adjacent, complementary tiled surround, wall sockets, matching range of shaker wall units offering further storage space, continuing solid oak working surface with further base units, recess and point for fridge and fitted wine cooler, ceiling downlighters, ceiling light point, two UPVC double glazed windows to the front aspect, upright column radiator, quality wood grain effect flooring, bi-folding doors into:

#### ORANGERY

22' 11" x 9' 4" (6.99m x 2.84m)

This attractive additional sitting room provides versatile floor space which is currently being utilised as a dining area/art room, with the room itself having a glass lantern roof with spotlights surround, feature log burner set within decorative recess with mantle surround, ceiling light point, wall sockets, modern wood grain effect flooring, UPVC double glazed French doors opening out to the rear patio.



#### GUEST CLOAKROOM

7' 9" x 9' 11" (2.36m x 3.02m)

Having a close coupled WC, hand wash basin with hot and cold mixer tap over and toiletry storage beneath, ceiling light point, wall mounted combination boiler, herringbone laid 'Karndean' flooring.



#### BEDROOM ONE

12' 10" x 14' 9" (3.91m x 4.5m)

The double master bedroom boasts fantastic floor space for free standing bed and free standing wardrobes, further floor space for bedroom furniture, ceiling light point, radiator, wall sockets, UPVC double glazed French doors opening out to the rear garden, with matching windows adjacent, quality wood grain effect flooring.

#### BEDROOM TWO/SITTING ROOM

10' 0" x 13' 7" (3.05m x 4.14m)

Positioned between the entrance hall and shower room and originally being designed as the second lounge for the residence, this well proportioned room has a UPVC double glazed window to the front aspect, radiator, wall socket, ceiling light point, two wall mounted light points, wood grain effect 'parquet' style flooring.



#### BEDROOM THREE

10' 9" x 8' 1" (3.28m x 2.46m)

Having a ceiling light point, radiator, wall sockets, UPVC double glazed window to the side aspect, floor space for free standing double bed, solid oak door into:

#### JACK AND JILL SHOWER ROOM

5' 9" x 7' 1" (1.75m x 2.16m)

Originally being created to create a self contained separate area within the bungalow, and which opens to both the sitting room/bedroom two and bedroom three, this shower/wet room has ceiling to floor tiled surround and a matching suite which comprises of a close coupled WC, wall mounted hand wash basin with hot and cold taps over, vanity mirror above, corner shower unit with enclosed shower fitment, glass side screen and sliding glass doors, ceiling light point, extractor fan, wall mounted heated towel rail, quality water resistant flooring.



## BATHROOM

7' 9" x 9' 11" (2.36m x 3.02m)

This attractive modern suite comprises of a close coupled WC, pedestal hand wash basin with hot and cold taps over, free standing roll top bath with claw feet, hot and cold mixer tap over with detachable hose, ceiling downlighters, double glazed 'Velux' window allowing natural light source, wall mounted heated towel rail, marble effect 'Karndean' flooring with border surround.

## OUTSIDE

## GARAGE

Accessed via the remote control up and over garage door from the driveway, the garage offers fantastic off road parking or storage space, and encloses ceiling light point, wall socket, door leading to the rear garden.

## REAR GARDEN

This stunning established rear garden begins with the slabbed paved patio area offering fantastic outdoor seating and entertainment space, which in turn leads to a continuing slabbed paved path running to the side of the property and leads to the rear garden door, an outstanding display of mature evergreens, shrubbery and trees surround the garden borders and boundaries creating a tranquil oasis, a shaped lawn occupies the centre of the garden and has a free standing timber shed, summerhouse and raised sleeper vegetable patch continuing beyond, timber fencing to all boundaries.

## ANTI MONEY LAUNDERING

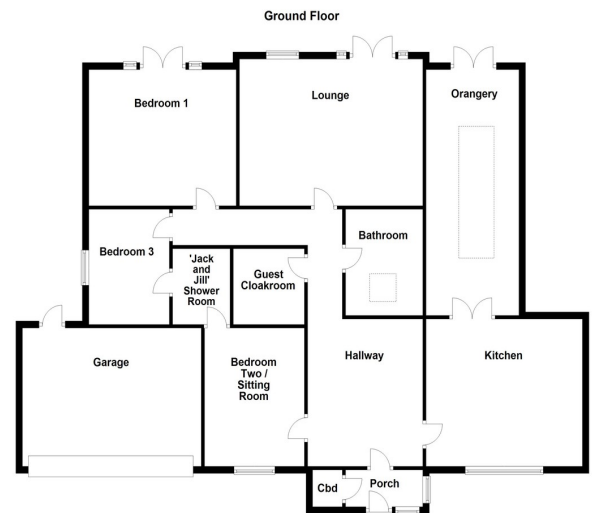
In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements