



**PAUL  
CARR**  
Estate Agents  
Sales & Lettings

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

**Guide Price £475,000**

Beautifully Loved Chain Free Detached Bungalow with Stunning Garden & Field Views Lovingly cared for and beautifully maintained throughout, this charming, detached bungalow offers a warm and welcoming home in a peaceful setting, available chain free.

At the heart of the property is a spacious living and dining room, filled with natural light and perfect for cosy evenings or entertaining family and friends. The delightful conservatory provides a wonderful place to relax while enjoying views across the beautifully tended rear garden.

To the front, the modern fitted kitchen has been thoughtfully designed and enjoys lovely open field views, creating a calm and picturesque backdrop to everyday living.

Both generous double bedrooms are positioned to the rear of the property, each enjoying tranquil garden views and a quiet, restful atmosphere. A well-presented bathroom completes the accommodation.

Outside, the lovingly maintained garden reflects the care and attention given to this home over the years, offering a private and peaceful space to enjoy throughout the seasons. The property also benefits from a versatile side building, ideal for use as a home office, studio or hobby room, perfect for modern living.

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.

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)



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Porch

Hall

Living/Dining Room  
9.09m (29'10") x 2.36m (7'9")

Conservatory

Kitchen  
3.07m (10'1") x 3.05m (10') max

Bedroom 1  
3.25m (10'8") x 3.15m (10'4")

Bedroom 2  
3.15m (10'4") x 3.12m (10'3")

Bathroom

Home Office  
4.98m (16'4") x 2.36m (7'9")





# Floor Plan

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

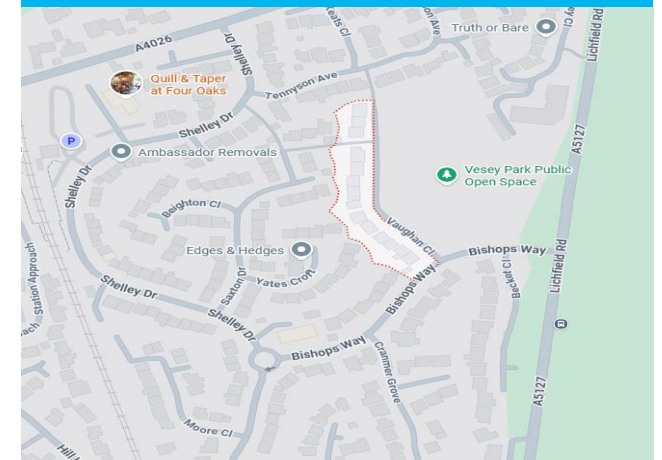


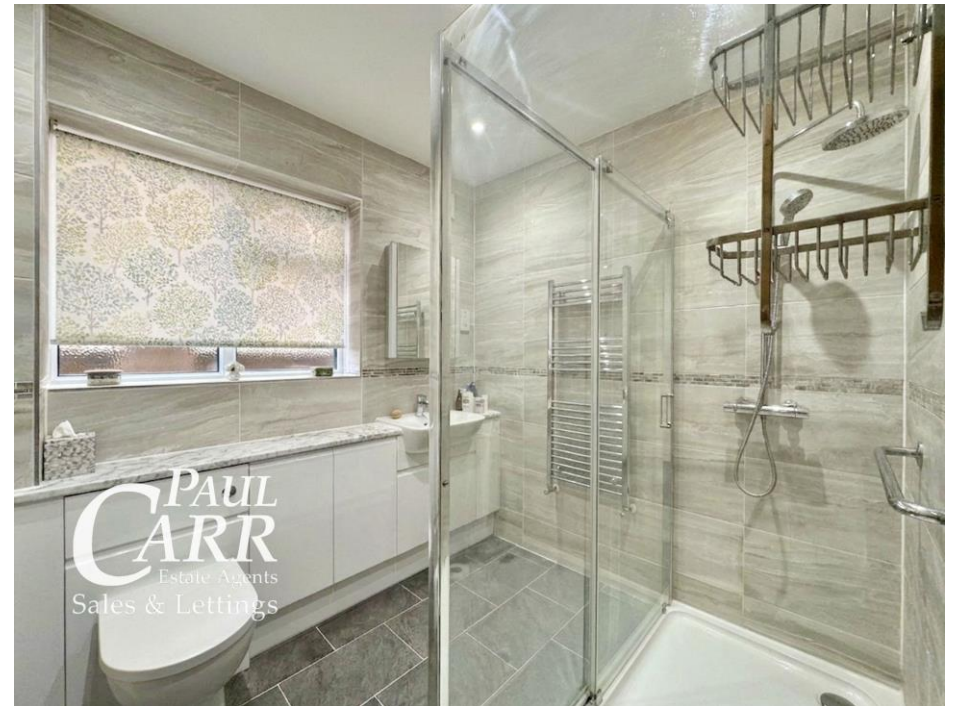
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Plan produced using PlanUp.

## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	70 C	78 C
55-68	<b>D</b>		
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:

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