



## Lydia Croft, Sutton Coldfield, B74 4XD

- Three Bedroom Bungalow
- Beautiful Rear Garden
- Fitted Kitchen
- Lounge and Separate Dining Room
- Quiet Cul-de-sac Location
- Generous Plot
- Garage
- Shower Room
- Council Tax Band E
- 0.2 Acre Plot

£480,000

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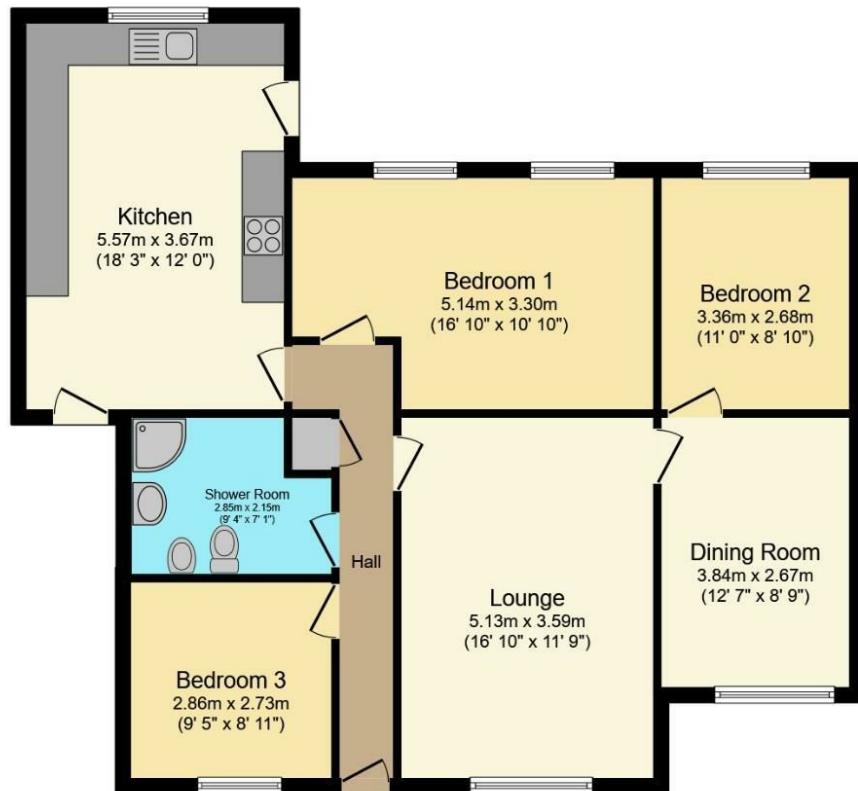


**\*\*Reduced by a further £20,000\*\*** Occupying a prime position at the end of a quiet cul de sac within Four Oaks, this deceptively spacious extended three bedroom detached bungalow must be viewed to fully appreciate the wealth of accommodation on offer. Lydia Croft is approached off Lowercroft Way, which is just off Hill Hook Road and provides access to many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. Approached via a driveway to the front the home is entered via a hallway with access to the formal lounge with fireplace, separate dining room, fitted kitchen with a range of comprehensive appliances, three bedrooms, a family bathroom with shower, a low maintenance rear garden, external modelling room, large foregarden with direct access to Blake Street and a generous sized garage with carport in front.



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Total floor area 96.4 sq.m. (1,038 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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### Viewings

Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		69
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.