



Hillmorton Road, Four Oaks,
Sutton Coldfield, B74 4SG

Offers in the Region Of £350,000

A well-proportioned two-bedroom bungalow occupying a generous plot and offering comfortable, versatile living accommodation.

The property features a spacious breakfast kitchen, providing plenty of room for everyday dining, together with a welcoming living room. There are two good-sized bedrooms and a family bathroom, while a conservatory to the rear provides additional living space and enjoys pleasant views over the garden.

Outside, the property benefits from a desirable south-facing rear garden, ideal for enjoying the sunshine throughout the day. A garage is positioned to the side of the bungalow, with convenient side access providing easy access to the rear garden.

With its generous plot, spacious accommodation, south-facing garden and useful garage, this bungalow offers an excellent opportunity for buyers seeking a comfortable single-storey home with plenty of potential.

The property lies within the catchment of a good choice of schooling for both primary and secondary age groups, all within convenient walking distances. Mulberry Walk in Mere Green, with its host of facilities, restaurants, cafes and amenities, together with Sutton Park, are close by, easily accessible on foot or by car. The property is also within walking distance of both a local bus service and Butlers Lane train station (5 minute walk). The nearest train station on foot is Butlers Lane, or by car there is a choice of Blake Street and Four Oaks Train Stations which all offer direct links into Birmingham & Lichfield City Centres.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room

4.17m (13'8") x 2.95m (9'8") max

Breakfast Kitchen

5.21m (17'1") x 2.57m (8'5")

Conservatory

4.37m (14'4") x 2.77m (9'1")

Bedroom 1

3.15m (10'4") x 2.00m (6'7")

Bedroom 2

3.05m (10') x 3.00m (9'10")

Bathroom

2.31m (7'7") x 1.47m (4'10")

Garage

5.26m (17'3") x 2.46m (8'1")

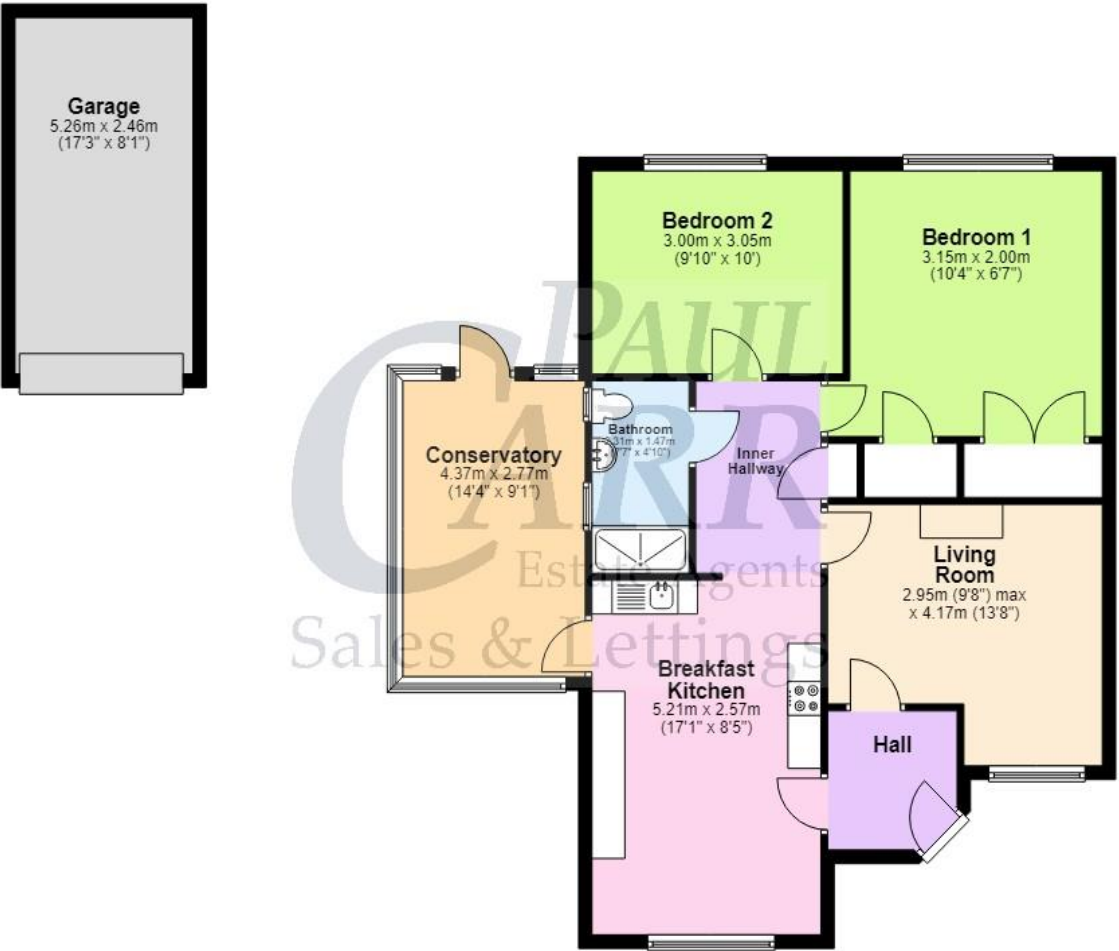




Floor Plan

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

Ground Floor



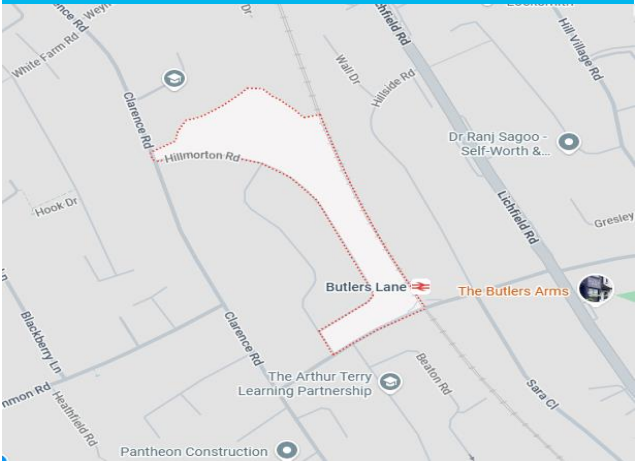
Total area: approx. 95.6 sq. metres (1028.8 sq. feet)

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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

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