PAUL CARR Estate Agents Sales & Lettings

Four Oaks 0121 308 3737 Fouroaks@paulcarrestateagents.co.uk



Gibbons Road, Four Oaks, Sutton Coldfield, B75 5HD

£630,000

This isn’t your typical bungalow. It’s bright, spacious and super versatile, with loads of room to make it your own.

The real star is the gorgeous open-plan kitchen and dining space, complete with a big central island, modern units and statement pendant lights. It’s made for everything from morning coffees and quick breakfasts to dinner parties and Friday-night drinks. From here, you can head straight into the sunny conservatory/garden room, which works perfectly as a chill-out space, home office or extra sitting room.

The lounge is seriously cosy, with warm flooring, comfy proportions and a sleek media wall with built-in shelving and a feature fireplace. Throw open the doors to the garden in summer and you’ve got a brilliant indoor-outdoor setup.

The rooms are generously sized, light and easy to style, bedroom one enjoys an ensuite. The bathroom, with a bath tub is modern and serves the remaining accommodation. A WC and boot room complete the internal accommodation.

Outside, there’s a private enclosed garden with lawn and patio space — ideal for BBQs, drinks in the sun, kids, pets or just kicking back at the weekend. And out front, the large driveway, with an EV charger, gives you plenty of off-road parking.

Situated in an extremely popular and convenient location close to excellent local schools and walking distance from the vibrant Mere Green Centre with a multitude of shops and restaurants this three-bedroom property really must be viewed.

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

or via Fouroaks@paulcarrestateagents.co.uk


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Porch

Hall

Living Room 6.60m (21'8") x 4.37m (14'4")

Breakfast Kitchen 6.07m (19'11") x 4.90m (16'1") max

Utility 2.31m (7'7") x 2.03m (6'8")

Sun Room 4.01m (13'2") x 3.33m (10'11")

WC 1.78m (5'10") x 0.86m (2'10")

Boot Room 1.82m (6') x 0.86m (2'10")

Bedroom 1 8.28m (27'2") x 2.00m (6'7")

En-suite 3.40m (11'2") x 1.50m (4'11")

Bedroom 2 4.22m (13'10") x 3.30m (10'10")

Bedroom 3 4.22m (13'10") x 2.86m (9'5")

Bathroom 3.11m (10'2") x 1.75m (5'9")

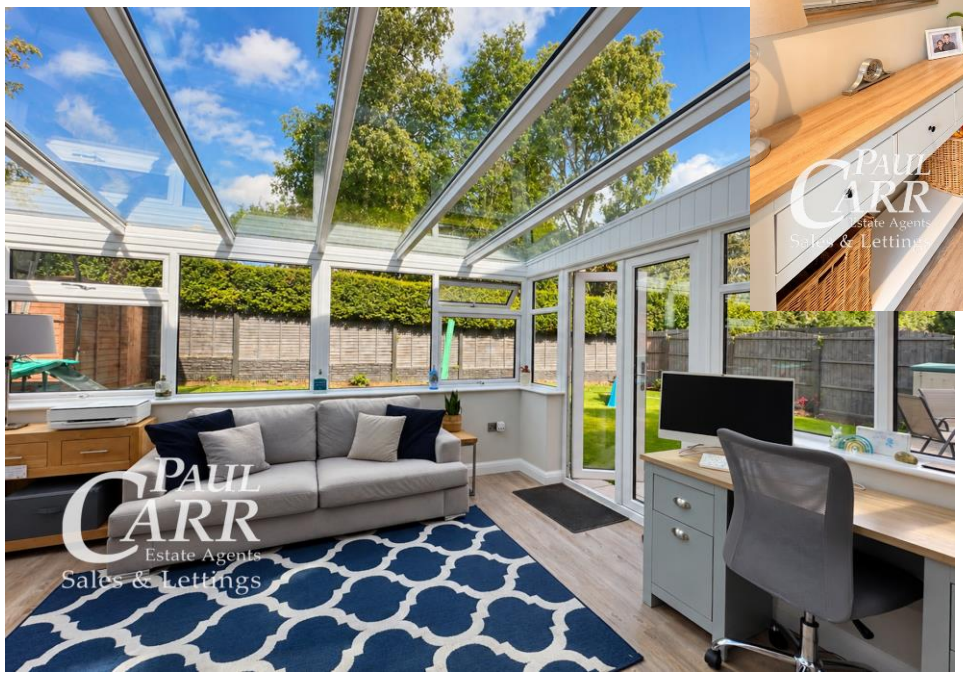





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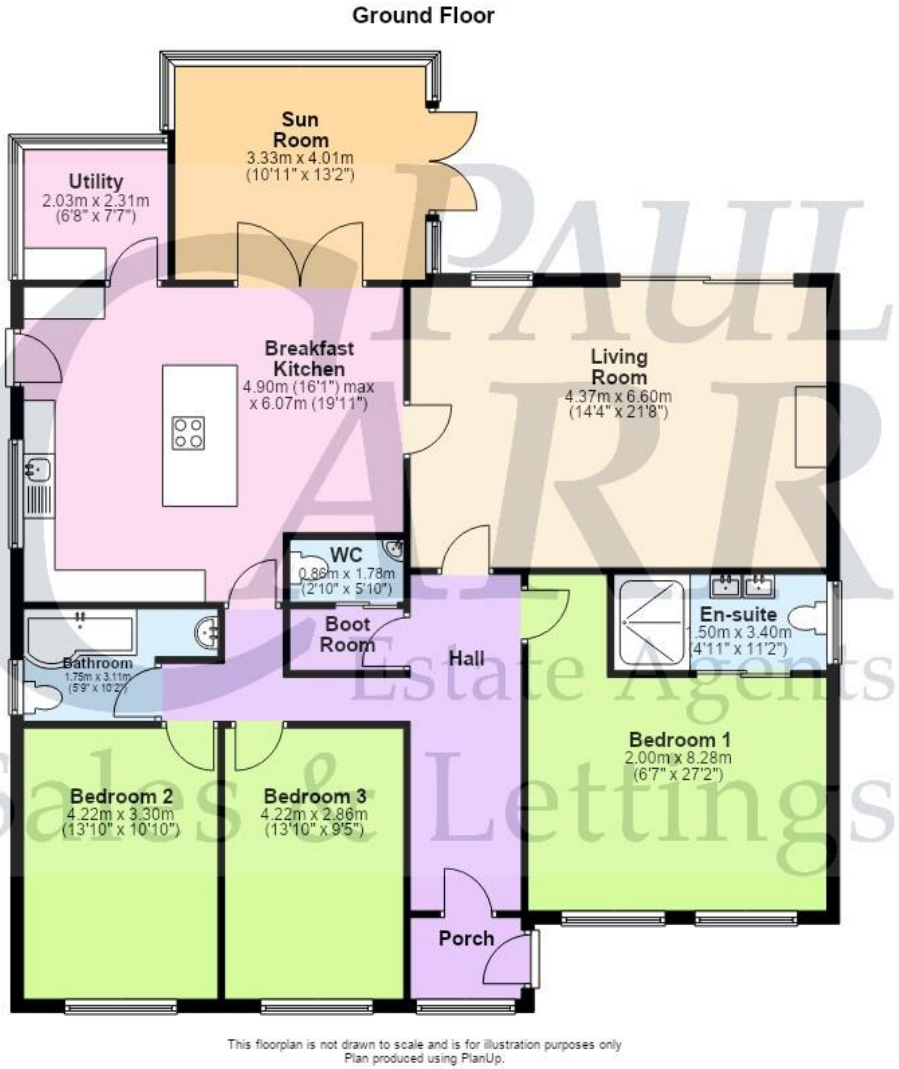



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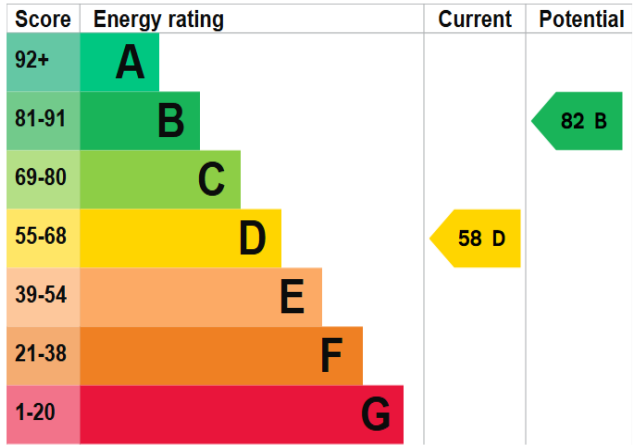

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Floor Plan

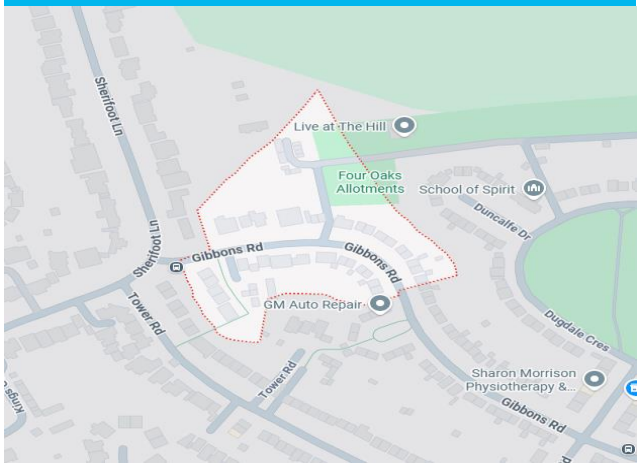
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating



Map Location

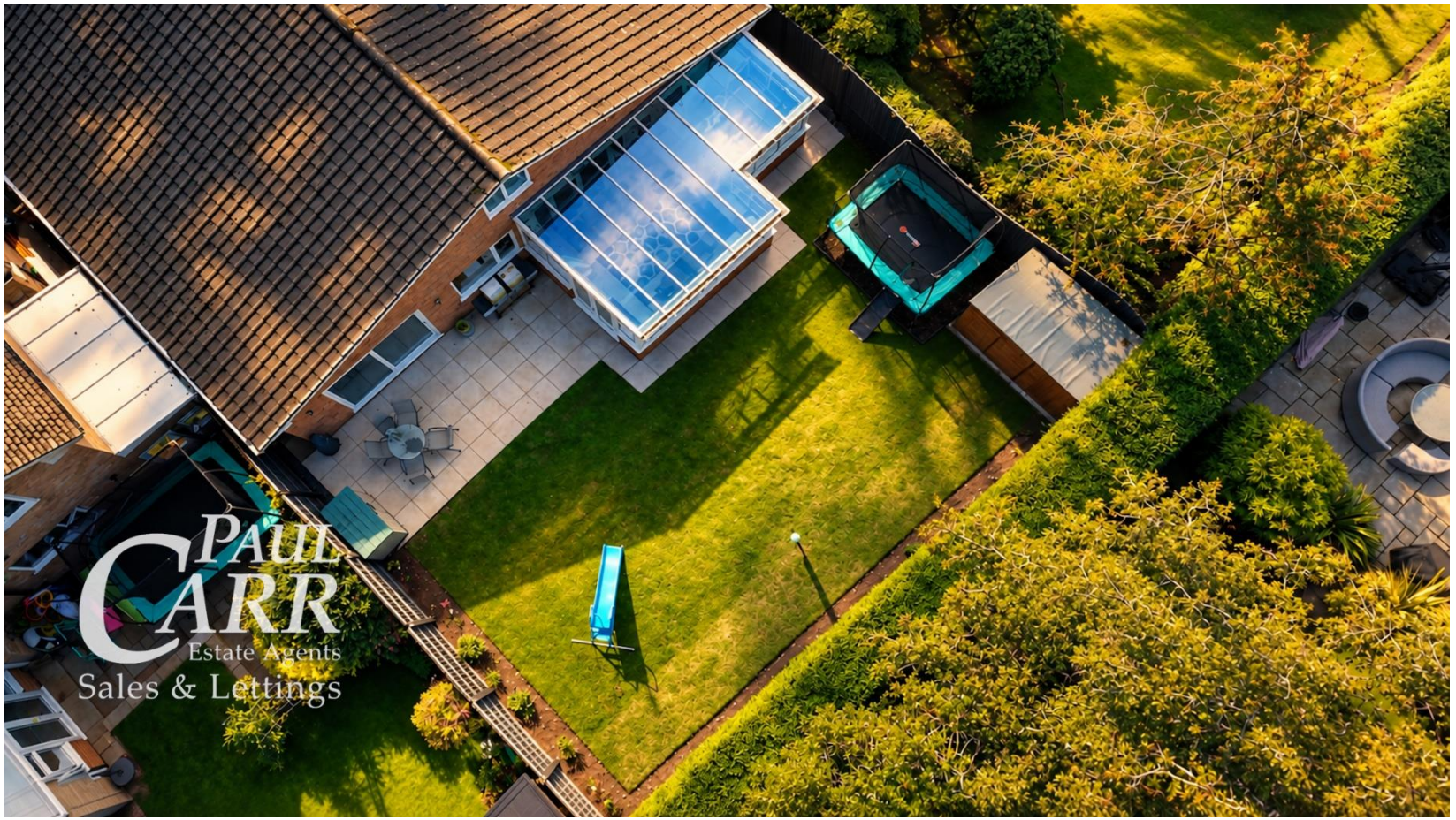












Agent's Note:

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.