



Lydia Croft, Four Oaks
Sutton Coldfield, B74 4XD

£450,000

If you're looking to downsize and not compromise on the feeling of space and light throughout, whilst being surrounded with contemporary and beautifully appointed accommodation, this detached bungalow is not to be missed.

Every inch of this property has been thoughtfully refurbished and upgraded by the current owners, creating a truly stunning home, situated in an exceptionally quiet and conveniently located close. Benefitting from a spacious driveway and landscaped fore garden, the bungalow is accessed into a welcoming entrance hall which has been reconfigured to immediately greet you with a wealth of natural light. Both double bedrooms, overlook the front of the property and the master bedroom has a beautiful bay window, perfect for a chair and watching the world go by with a morning coffee.

A luxuriously appointed shower room has been stylishly designed with feature lighting and tiles, with a fantastic, large walk in shower cubicle. The real heart of this property is a modern lounge with a feature log burning fireplace and plentiful space to relax, dine and entertain. The kitchen then leads off, beautifully designed and fitted by 'Howdens' and benefitting from a wealth of storage and integrated appliances.

A useful side lobby then creates a useful link between the kitchen, garden and the garage, ideal for bringing in shopping and the current owners use the rear of the garage for laundry appliances.

Outside, a beautiful garden is edged with stunning Hydrangeas and the patio again, has been stylishly fitted to compliment the private outside space and create ideal room for entertaining in the summer months.

Lydia Croft is located just off Hill Hook Road, with nearby Blake Street Train Station and local bus links, just a short walk away.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage.

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

or via Fouroaks@paulcarrestateagents.co.uk



Entrance Hall

Lounge/Dining Room
14' 2" x 17' 0"max (4.31m x 5.18m)

Kitchen
7' 9" x 12' 3" (2.36m x 3.73m)

Bedroom One
10' 0" x 16' 4"max (3.05m x 4.97m)

Bedroom Two
8' 10" x 9' 4"max (2.69m x 2.84m)

Shower Room
7' 5" x 9' 3" (2.26m x 2.82m)

Lobby

Garage
17' 7" x 8' 3" (5.36m x 2.51m)





Floor Plan

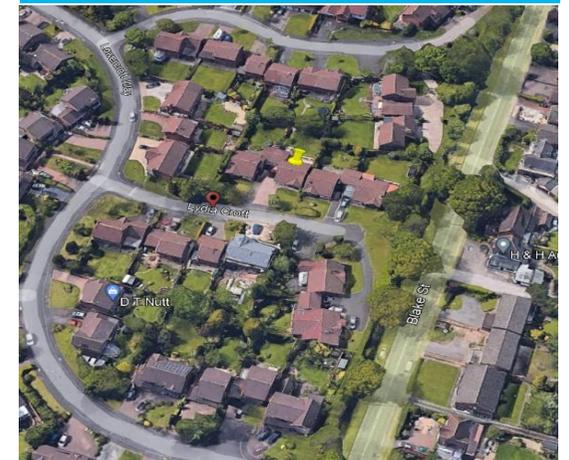
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 67 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: 9th January 2022