



6 Vernon Close,  
Sutton Coldfield, B74 4EA

**£380,000**

## Four Oaks

£380,000



*Offered for sale with No Upward Chain, this impressive three bedroom detached bungalow is set in a popular cul de sac location approached via Clarence Road and conveniently located to shops, amenities and highly regarded schools.*

*Enclosed reception porch entrance with full height double glazed windows and door, ceramic floor tiling with opaque double glazed PVCU door with matching side panels opening to the inner reception hallway, high-gloss woodgrain laminate effect flooring, loft access, and modern half glazed communicating door to: Delightful open plan lounge/dining area, a light and airy room complimented by full height and full width double glazed windows to the front elevation with picture window and double casement patio doors opening to the side garden. Ceiling cornice and newly fitted carpet.*

*Superbly fitted Open Plan kitchen/breakfast room enjoying a comprehensive range of hand-built base and wall units with modern work surfaces, inset Bosch induction hob with modern oven extractor canopy over, Bosch oven under, integrated dishwasher, briquette modern ceramic wall tiling, picture window to side and a breakfast area with space for table and down lighting throughout, plinth heater and double casement doors opening to the gardens.*

*A useful laundry utility room has a range of high-gloss white base and wall units, formica topped marble effect work surfaces with decorative ceramic wall tiling, plumbing for washing machine and ample space for tumble dryer, opaque PVCU double glazed window to side and concealed combi central heating boiler.*

*The property is complimented by three bedrooms, the principal bedroom enjoys a PVCU double glazed picture window to side with bedroom two complimented by fitted wardrobes with mirrored doors and ample drawer storage, PVCU double glaze window to front. The third bedroom is accessed via the utility and is a nice sized room complimented by high gloss fitted wardrobes and further benefiting from a ensuite shower room with corner shower and mira sport electric shower with sliding shower screen, pedestal wash basin, WC with low level suite, downlighting and full height modern splashback panelling. The principal shower room has been superbly refitted with a glazed shower cubicle, expensive full height ceramic wall tiling thermostatic shower with rain showerhead and handheld shower fitment, vanity unit with inset wash-basin with waterfall lever mixer tap, WC with concealed low-level suite, coordinated full height ceramic wall tiling with mirrored display alcove, downlighting and expensive wood laminate flooring.*

*Outside, the gardens enjoy a sunny aspect and have been designed for ease of maintenance with substantial decked terracing, lawns with well stocked flowering borders, access to the front elevation, mature palm and enjoying an excellent degree of privacy. There is a sizeable modern timber garden storage shed. Furthermore there is substantial block paved parking for four cars to the side.*



## *Ground Floor Accommodation*

Entrance Porch

Hall

Lounge/Dining Room

20' 7"max x 16' 3" (6.27m x 4.95m)

Kitchen

8' 8" x 24' 0" (2.64m x 7.31m)

Utility

## *First Floor Accommodation*

*Bedroom One*

11' 8" x 11' 10" (3.55m x 3.60m)

*Bedroom Two*

10' 9" x 14' 4" (3.27m x 4.37m)

*Bedroom Three*

7' 8" x 10' 3"min (2.34m x 3.12m)

*Ensuite Bathroom*

5' 2" x 4' 7" (1.57m x 1.40m)

*Family Bathroom*

8' 5" x 7' 1" (2.56m x 2.16m)

## *Additional Information*

Services connected: Gas, Electric & Water Drainage

Council tax band: E

Tenure: Freehold



# Floor Plan

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

## Ground Floor

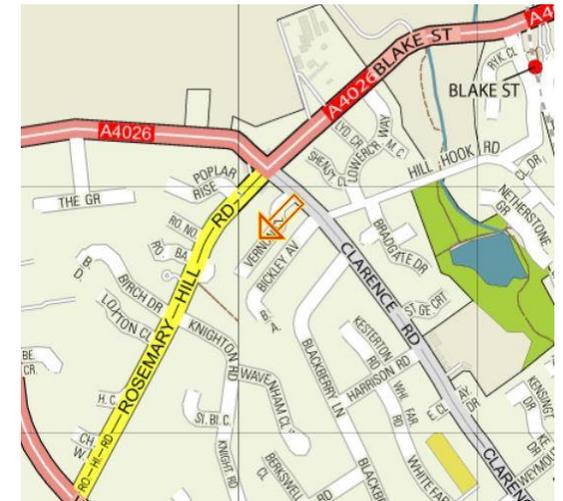


## Energy Efficiency Rating

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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: 8.6.21

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