



Vernon Close, Four Oaks,
Sutton Coldfield, B74 4EA

Offers in Excess of £415,000

Nestled in a serene and desirable location, this charming, detached bungalow combines modern comfort with practical living.

This house is a detached bungalow, offering a spacious layout with a spacious living and dining area. The modern kitchen is well-equipped, featuring up-to-date appliances and stylish finishes. A utility room adds convenience, providing extra space for laundry and storage. The bungalow includes two generously sized bedrooms, providing comfortable living space. The bathroom is modern and functional. Upstairs, there's a large, versatile space, perfect for use as a storage area or an office.

Outside, the garden is low maintenance ensuring a green and neat appearance year-round. The storage garage can be accessed from the front of the home.

Vernon Close is ideally located for access to highly regarded local schools, shops and amenities and nearby Blake Street and Butlers Lane Train Stations are within walking distance and offer direct routes into Birmingham and Lichfield City Centres.

Additional Information

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.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Porch

Living Room
5.28m (17'4") x 3.61m (11'10")

Kitchen
4.34m (14'3") x 2.97m (9'9")

Utility
2.44m (8') x 2.00m (6'7")

Bedroom 1
4.34m (14'3") x 4.27m (14')

Bedroom 2
3.61m (11'10") x 3.48m (11'5")

Bathroom

Storage Garage

Study/Snug
6.40m (21') x 2.98m (9'9")

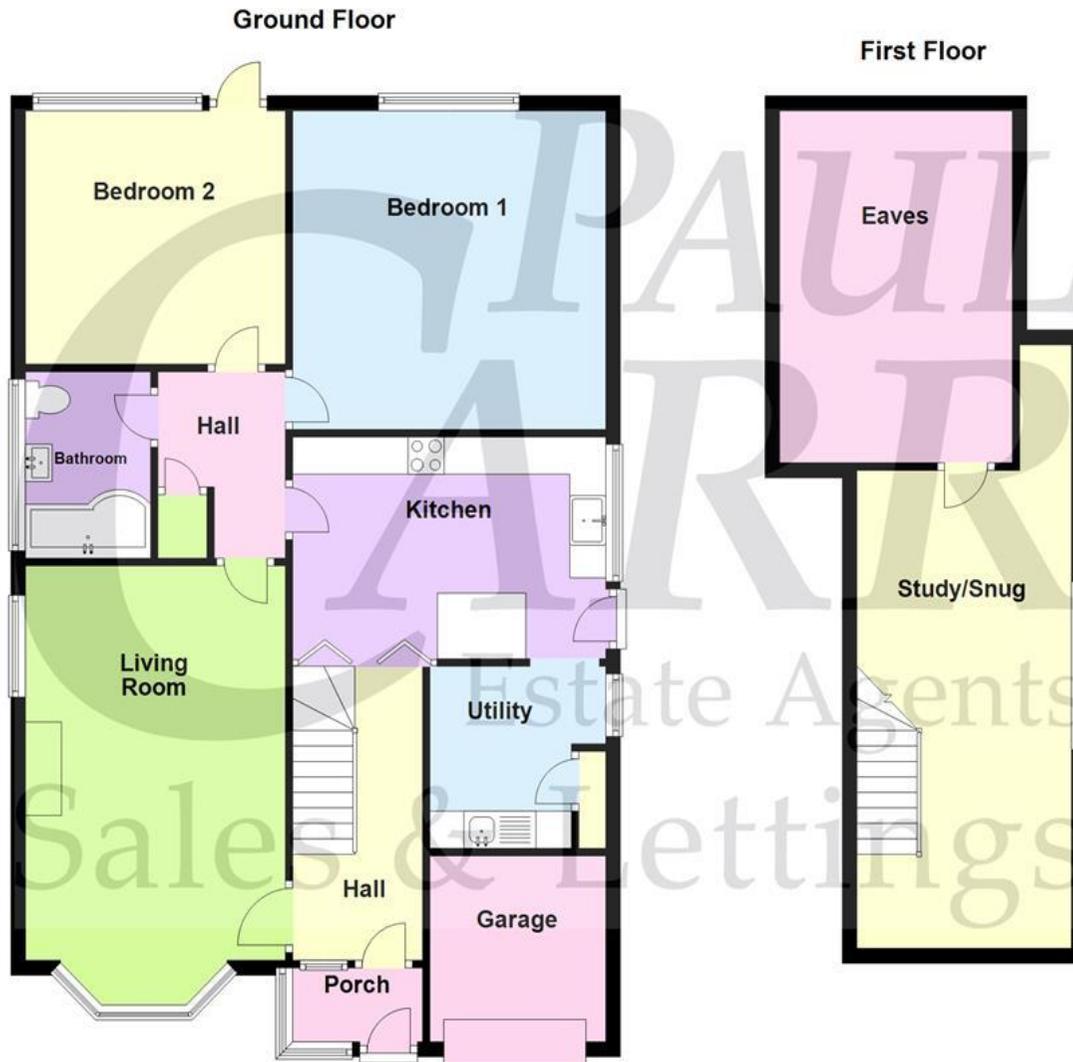
Eaves





Floor Plan

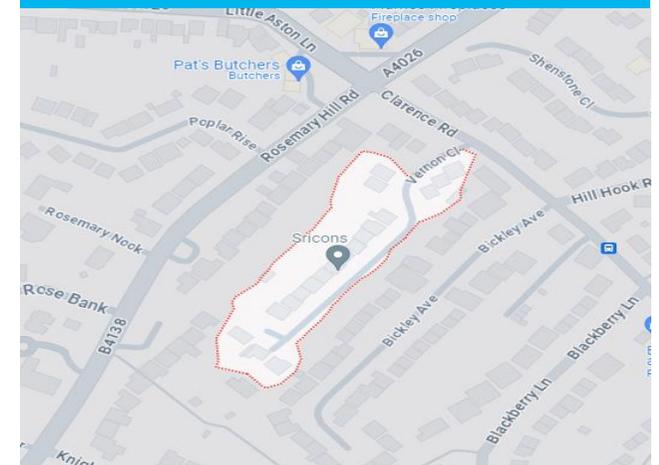
This floor plan is not drawn to scale and is for illustration purposes only

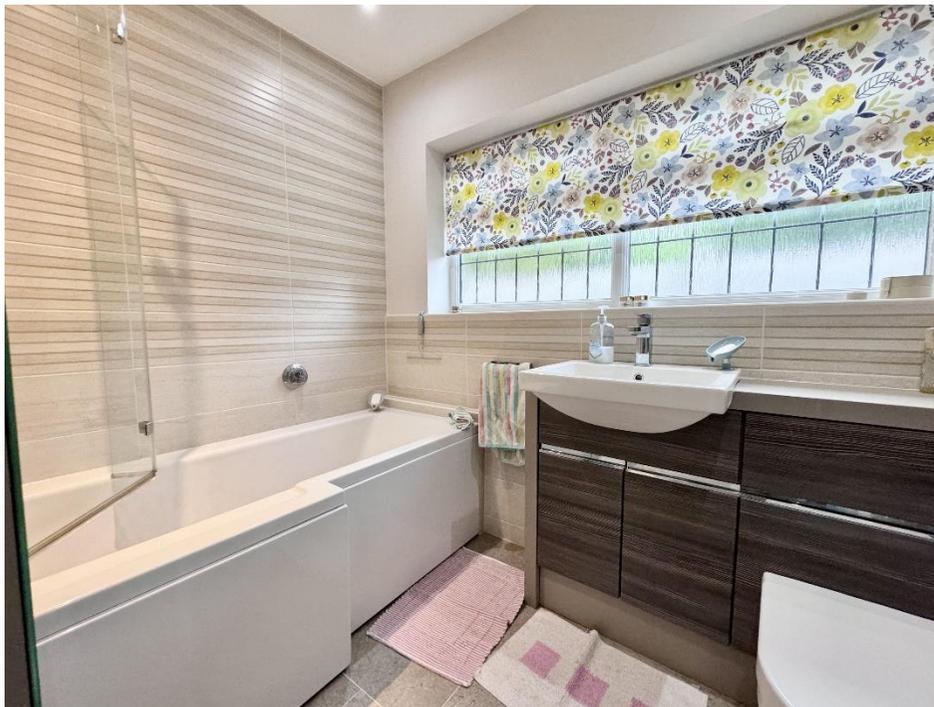


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	64 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: