



Hillmorton Road, Four Oaks  
Sutton Coldfield, B74 4SG

**Offers in the Region Of £349,950**

# Four Oaks

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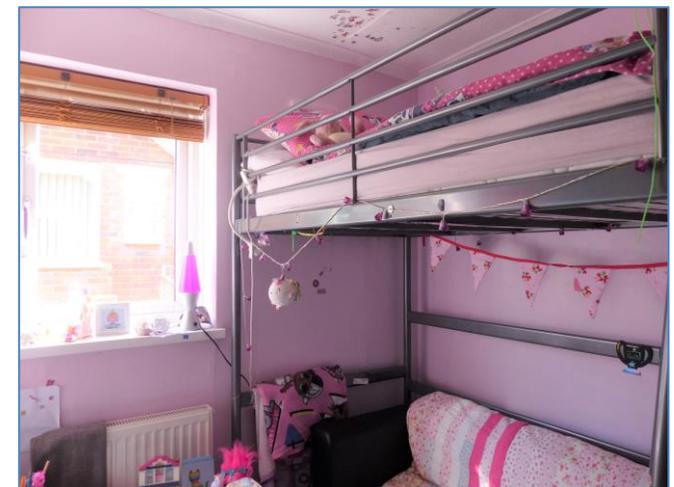
Hillmorton Road is brought to the market offering well presented accommodation and is situated in a most convenient position for well regarded local schools, Butlers Lane train station and facilities available in Mere Green.

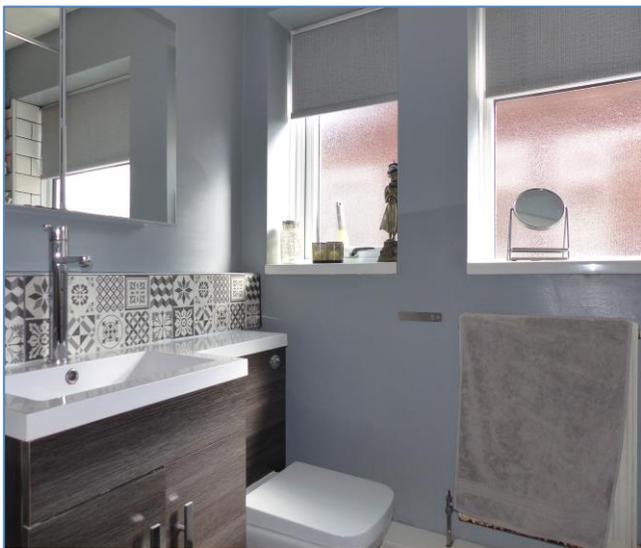
The property is approached via a block paved driveway giving the advantage of off road parking to the occupier and leads to the welcoming porch entrance.

Internally the property benefits from a reception hallway with doors off. To the rear of the bungalow there is an extended open plan lounge and dining room which benefits from double doors and window overlooking the rear garden and offers excellent family living space. The kitchen is fitted with a comprehensive range of wall and base units, wood effect laminate work tops, sink with mixer tap, space for range cooker and fridge freezer. As we continue through the bungalow, there are three bedrooms, two with windows overlooking the front elevation and the third with window to the side elevation. In addition there is a well appointed family bathroom comprising panelled bath, low level w/c and vanity storage cupboard with inset sink.

To the rear of the property the garden is mainly laid to lawn with flower and mature shrub borders along with a paved patio area. The garden also gives access to the former garage which is currently used as a store room/ utility and is fully insulated, electric points and water supply. This is a multi functional space and would make an ideal home office space/gym. Double gates give shared access which leads to the rear of the property.

Viewing is recommended at the earliest possible opportunity.





## Property Specification

WELL PRESENTED THROUGHOUT  
POPULAR RESIDENTIAL LOCATION  
THREE BEDROOMS  
OPEN PLAN LOUNGE/DINING ROOM  
PRIVATE REAR GARDEN

Entrance Porch

Entrance Hall

Lounge/Diner  
22' 7"max x 13' 2"max (6.88m x 4.01m)

Kitchen  
10' 1" x 10' 1" (3.07m x 3.07m)

Bedroom One  
11' 9" x 14' 7"max (3.58m x 4.44m)

Bedroom Two  
8' 2" x 10' 0"max (2.49m x 3.05m)

Bedroom Three  
8' 10" x 8' 4"max (2.69m x 2.54m)

Family Bathroom

Store Room/Utility  
19' 0" x 8' 9" (5.79m x 2.66m)

### Agent's Note:

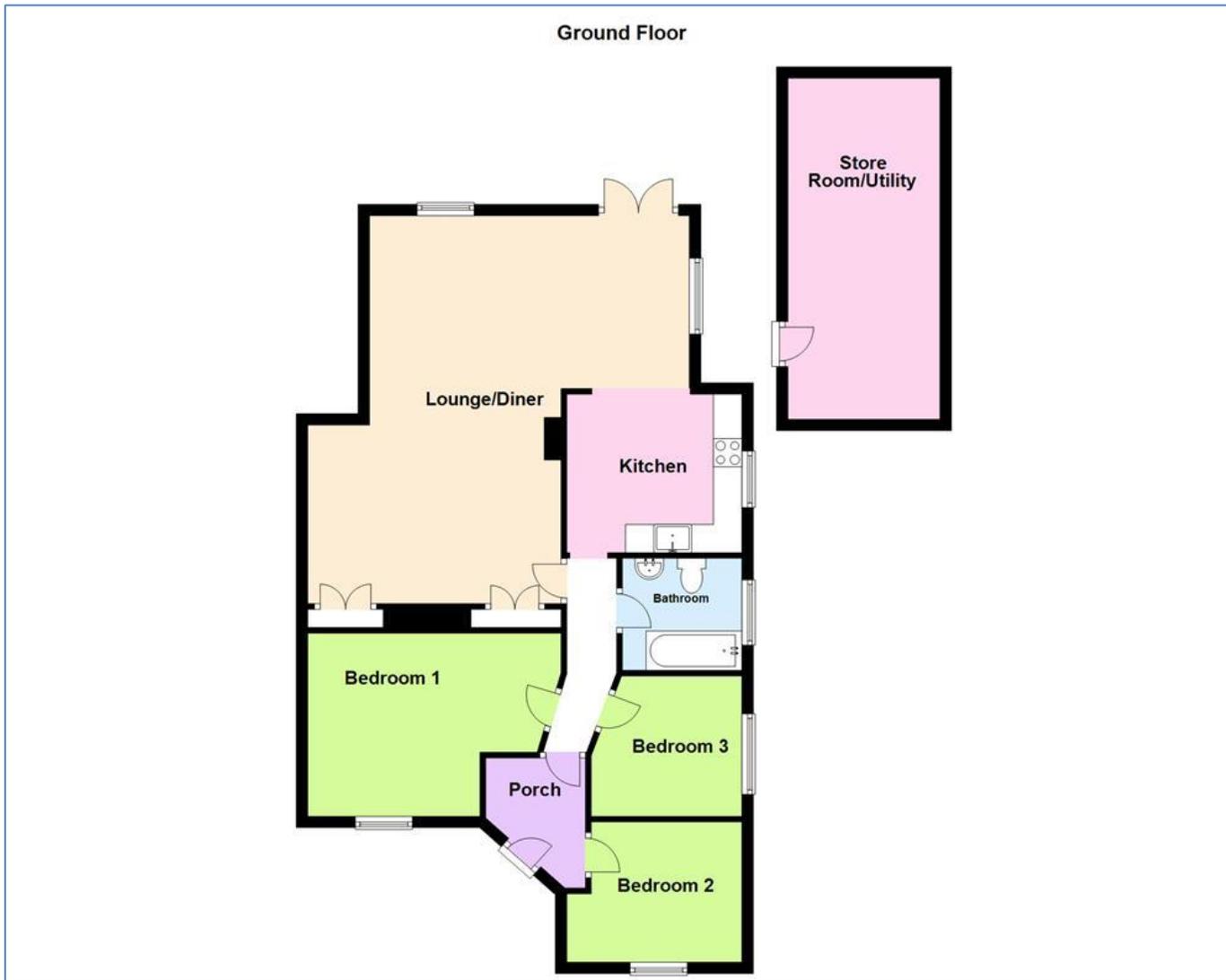
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 29th April 2021

### Viewer's Note:

Services connected: Gas, electric, Drainage and water  
Council tax band: D  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

## Map Location

