



Bradgate Drive, Four Oaks
Sutton Coldfield, B74 4XG

Offers in Excess of £475,000

POTENTIAL POTENTIAL POTENTIAL!!!! Sold with the benefit of NO UPWARD CHAIN, this fantastic property is not to be missed. Located within this exceptionally popular cul de sac location, this detached bungalow occupying a corner plot, offers a wealth of potential throughout and is highly encouraged to be viewed in order to be fully appreciated.

Internally, the bungalow briefly comprises; two double bedrooms located to the back of the house, a generous sized lounge with a separate dining room and a kitchen with access to a conservatory. The spacious bathroom services the accommodation.

Outside the rear garden is a great size and to the fore drive provides ample of off road parking and provides access to a double garage.

Bradgate Drive approached via Hill Hook Road is ideally located for access to highly regarded local schools and there are nearby shops and amenities available either on Clarence Road or Little Aston. Local train links from Blake Street Station can also be reached on foot.

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

or via Fouroaks@paulcarrestateagents.co.uk



Hall

Living Room
6.27m (20'7") x 5.08m (16'8")

Kitchen
3.89m (12'9") x 2.31m (7'7")

Dining Room/Bedroom 3
2.97m (9'9") x 2.92m (9'7")

Conservatory
3.20m (10'6") x 3.20m (10'6")

Bedroom One
3.35m (11') x 2.92m (9'7")

Bedroom Two
3.28m (10'9") x 2.97m (9'9")

Bathroom
2.87m (9'5") max x 2.31m (7'7")

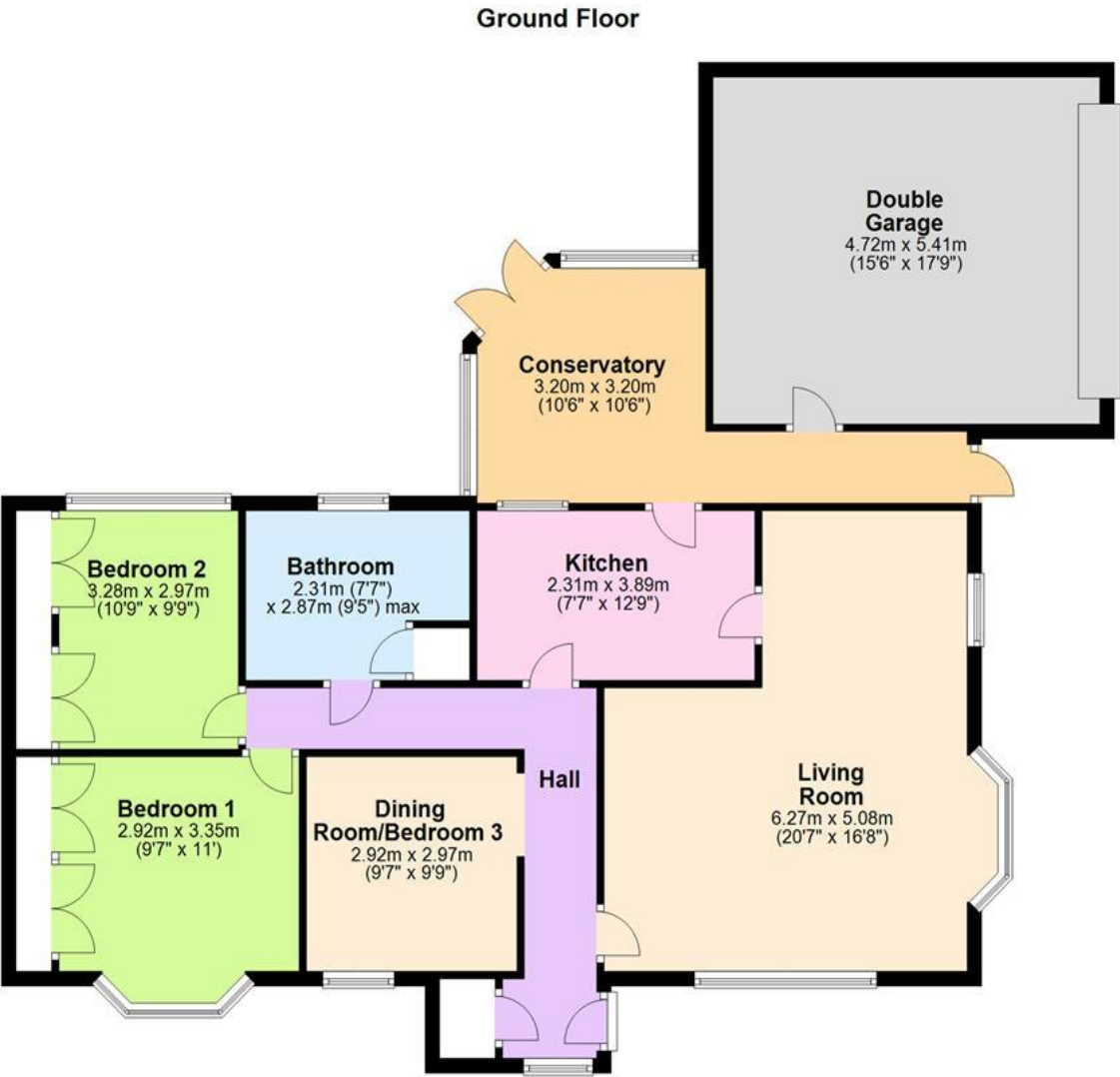
Double Garage
5.41m (17'9") x 4.72m (15'6")





Floor Plan

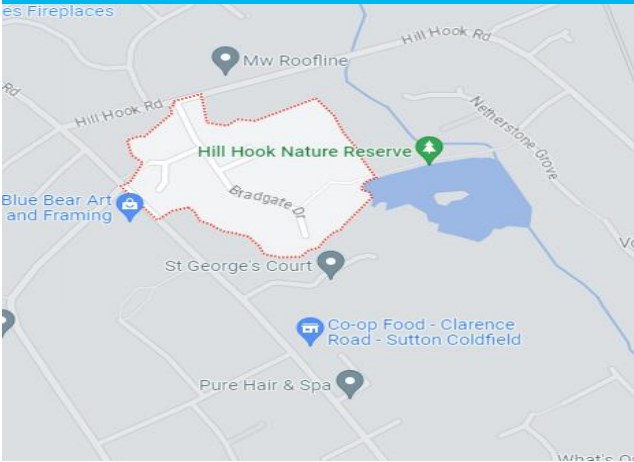
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	53 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: