



5 Queenswood Road  
Four Oaks, Sutton Coldfield, B75 6UB



Sutton Coldfield  
Fine Residential

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A WELL PRESENTED MODERN DETACHED BUNGALOW OCCUPYING A SOUGHT AFTER CUL DE SAC LOCATION IN THIS ESTABLISHED RESIDENTIAL AREA WITHIN WALKING DISTANCE OF MERE GREEN AND ALL AMENITIES.

This modern detached bungalow occupies a delightful position in this sought after cul de sac approached from Dower Road and within walking distance of Mere Green and all amenities including cross city rail services from Four Oaks Station.

The well presented spacious accommodation with double glazing and gas central heating briefly comprises:

Enclosed Porch Entrance with ceramic tiled flooring.

Reception Hall with coved ceiling and hatch to loft with pulldown ladder.

Bedroom One with bow window to front and additional window to side.

Bedroom Two with bow window to front.

Bathroom/wc. Bath with shower over, washbasin and wc. Ceramic wall tiling and coved ceiling.





Lounge. Marble fireplace with gas coal effect fire and timber surround. Coved ceiling, window to side and patio doors to:

Inner Hallway with coved ceiling.

Dining Room with coved ceiling and windows overlooking the rear gardens.

Cloakroom/Shower Room with enclosed corner shower cubicle.

Kitchen/Breakfast Room with range of modern units including stainless steel 1½ bowl sink floor cupboards and drawers, wall units, worksurfaces, fitted Zanussi cooker with extractor hood above, ceramic wall tiling, window and door to side.

Utility with stainless steel sink, floor cupboards, plumbing for washing machine and door to garden and garage.

WC.

Outside.

Garage with up and over door, light and power.

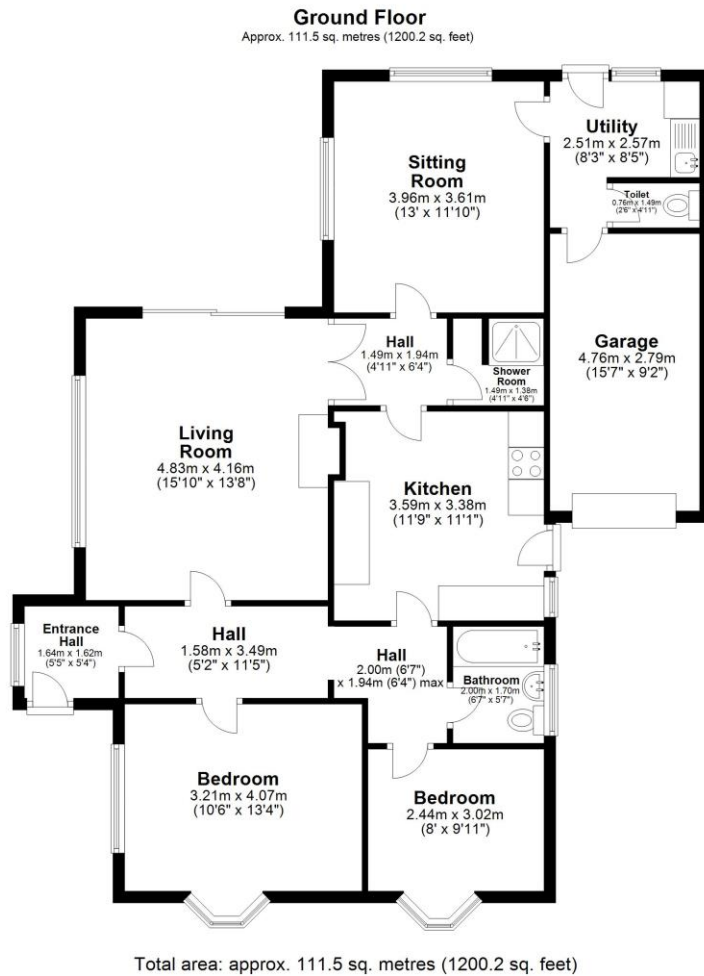
Gated side entrance.

Lawned foregarden with paved driveway.

Well Stocked Private Mature Gardens with paved patio, lawn and a variety of flowering shrubs and bushes.

Garden Shed.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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