



4 Bodington Road, Four Oaks, Sutton Coldfield, West  
Midlands, B75 5ES

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 4 Bodington Road, Four Oaks, Sutton Coldfield, West Midlands, B75 5ES

# £299,950

This conveniently situated traditional semi detached family home is an ideal purchase for a first time buyer or small family. Ideally located within easy reach of the excellent facilities within Mere Green, together with superb local schools, the property has been much improved and presented by the present owners. The two double bedroom accommodation is attractively decorated and has the added benefit of a secure gated driveway providing excellent parking for up to three cars. To the rear is an attractive garden which has been landscaped and there is an impressive brick and tiled covered gazebo. With the benefit of UPVC double glazing with many of the windows having bespoke fitted shutters, together with gas fired central heating, an early viewing is strongly recommended.



### TILED CANOPY PORCH

having light point and entrance door with glazed insert opening to:

### RECEPTION HALL

having stairs leading off, UPVC double glazed window to side with bespoke fitted blinds, radiator, laminate flooring and door to:

### THROUGH LOUNGE/DINING ROOM

6.25m x 3.31m max (2.43m min) (20' 6" x 10' 10" max 8' min) having a central feature fireplace with cast-iron grate, UPVC double glazed windows to front and rear each with bespoke fitted blinds, two radiators and dado rail surround.

### KITCHEN

2.82m x 2.79m (9' 3" x 9' 2") having work surface space with base white gloss doored storage cupboards and drawers, matching wall mounted storage cupboards including glazed display cabinet, wall mounted concealed Viessmann gas central heating boiler, one and a half bowl stainless steel sink unit with mono bloc mixer tap, built-in electric oven with four ring De Dietrich hob with extractor hood and brushed steel splashback, space and plumbing for washing machine, space for fridge/freezer with plumbing, dual aspect UPVC double glazed windows, UPVC double glazed door out to the rear garden and a continuation of the laminate flooring.

### FIRST FLOOR LANDING

having UPVC double glazed window to side with bespoke fitted shutter, loft access hatch and doors leading off to:



### BEDROOM ONE

3.32m x 2.93m (10' 11" x 9' 7") having double doored built-in wardrobe, built-in airing cupboard housing the pre-lagged hot water cylinder and linen shelving, UPVC double glazed window to rear with bespoke fitted shutter, radiator and dado rail surround.

### BEDROOM TWO

5.34m x 2.62m max (17' 6" x 8' 7" max) a generous room having twin UPVC double glazed windows to front each with bespoke fitted shutters, radiator and double doored built-in wardrobe.

### BATHROOM

having a white suite comprising panelled bath with Triton T80 electric shower fitted over with glazed shower screen, pedestal wash hand basin with mono bloc mixer tap and close coupled W.C., laminate flooring, radiator, obscure UPVC double glazed window to rear with bespoke fitted shutter, aqua-panelling around the shower and bath area and mirrored vanity cabinet.



## OUTSIDE

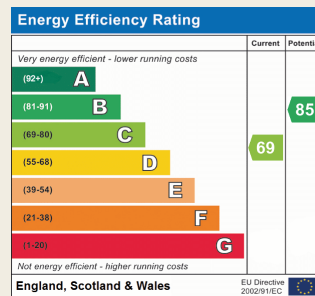
To the front of the property is a secure gated driveway with sliding remote control gated entrance and providing parking area comfortably for three cars, with side gated access leading to the rear garden. To the rear of the property the garden has been landscaped with a generous block paved patio seating area, wide side access with useful power point, brick outbuildings providing storage and W.C. There is a neat lawned area with walled perimeters and pathway which leads to an elaborate covered brick and tiled gazebo providing a wonderful entertaining space with additional potential (subject to usual planning).

## FURTHER INFORMATION/SUPPLIERS

Mains drainage. Electric and Gas supplier - OVO Energy. T.V and Broadband – Virgin. For broadband and mobile phone speeds and coverage, please refer to the website below: <https://checker.ofcom.org.uk/>

## COUNCIL TAX

Band B.



## TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

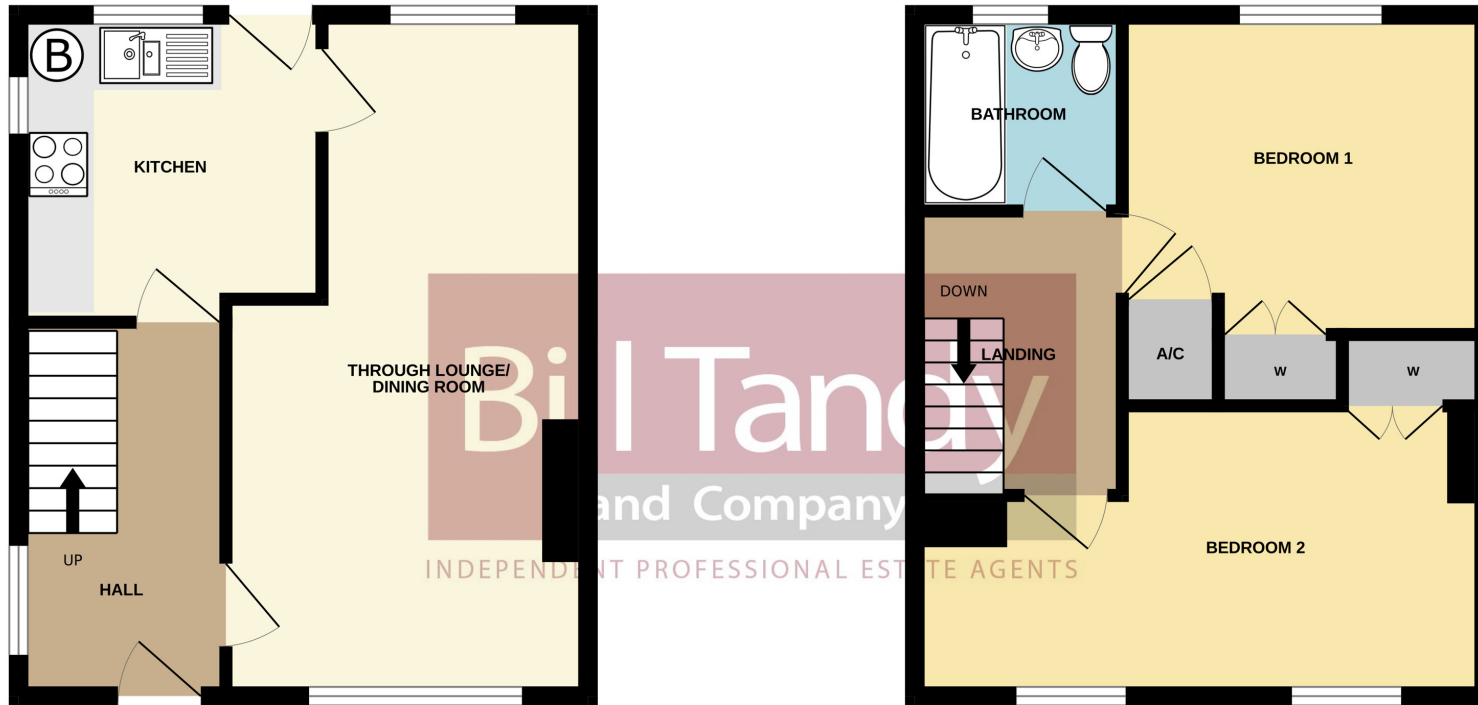
## VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or [lichfield@billtandy.co.uk](mailto:lichfield@billtandy.co.uk)

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR

1ST FLOOR



4 BODINGTON ROAD, FOUR OAKS B75 5ES

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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