





6 Station Approach, Four Oaks, Sutton Coldfield, B74 4EB

-  Four Bedrooms
-  Detached Home
-  Gated Entrance
-  Ideal For Rail Station
-  Orangery & Conservatory
-  Double Garage
-  Ensuite & Bathroom
-  Energy Rating Band C

Purchase Price £485,000



To view this property contact Hunters at 32 Beeches Walk, Sutton Coldfield, B73 6HN
Email: sutton@huntersgroup.co.uk

 0121 355 0555



INTRODUCTION WANT IT ALL?! A House near the train station? Multiple reception areas? Near popular schools & in a great area?! Well, this 4 bed detached offers all this & more. Set just over the road from Blake St rail station, behind a gated frontage, with fab space for the growing family! The house is freehold in it's tenure & is gas centrally heated.

GROUND FLOOR The property is entered via a porch into an impressive hallway. The hall really sets the tone for the property, being of an impressive size - yet having a welcoming feel. The stairs to the 1st floor lead off the hall & has the guest WC beneath. The main features of the ground floor are the fantastic reception areas, in particular the 22'8 long lounge, with its fabulous inglenook fireplace. At the front of the house is a dining room, currently used as a snug/study & to the rear is an orangery & conservatory, both relaxing areas for a family to unwind in. The kitchen has space for a breakfast / dining table, as well as a range of fitted units. A utility compliments the kitchen & gives access to the double garage, which has an electrically operated up & over door.

FIRST FLOOR The landing leads from the stairs to the bedrooms & bathroom. All 4 bedrooms are of an impressive size, with bedroom 1 having an ensuite of WC, wash basin & shower cubicle. The bathroom has a WC, wash basin & bath with shower over.

EXTERIOR To the front is a driveway providing off road parking, accessed by a remote control security gate. At the rear is a garden with a patio, lawn & pond.

LOCATION The property is set in a lovely position, not far from Mere Green shopping centre. Mere Green has a number of shops, restaurants and bars including supermarkets such as Sainsburys and Waitrose and popular bars such as The Green House, Apres and Wetherspoons.

Sutton Coldfield town centre has a wide selection of high street stores and facilities such as a cinema and numerous restaurants while Birmingham's contemporary city centre is approx. 10 miles away from the property and has such features as the renowned Bullring Shopping Centre and National Indoor Arena.

Sutton Park, one of Europe's largest urban parks, with its some 2,400 acres of natural beauty, can be found to the side of the town centre and has now been designated as a National Nature Reserve. The park has many large pools, woods and fields and is a fantastic area for the family to relax in.

Further leisure facilities can be found around the area such as numerous well respected golf clubs, such as the spiritual home of The Ryder Cup, The Belfry, which is set approx. 6 to 7 miles away. Sutton Coldfield is also well served with numerous gyms and sports clubs.

Well respected schools for children of all ages can be found in Sutton Coldfield, such as Bishop Vesey Grammar School, Sutton Coldfield Grammar School For Girls and nearby Arthur Terry School.

Nearby Blake Street rail station is set on the "cross city" line, and offers good commuter access to Lichfield and Birmingham city centres, as well as further destinations to the south of Birmingham.

All distances are approximate, please verify any distances before committing to any expenditure. Schools are merely stated to indicate that they are located within Sutton Coldfield, any interested parties should consult with the school they are interested in to discuss their entry requirements before committing to any expenditure.

Mortgages, conveyancing and surveys – all available at Hunters.



HALL

GUEST WC

LOUNGE 22' 8" x 13' 4", 17' (into fireplace) (6.91m x 4.06m, 5.18m (into fireplace))

CONSERVATORY 11' 3" x 11' 1" (3.43m x 3.38m)

DINING ROOM 10', 11' 7" x 12' 11" (3.05m, 3.53m x 3.94m)

BREAKFAST KITCHEN 14' 7" x 12' 11" (4.44m x 3.94m)

UTILITY ROOM 17' 3" x 7' 11" (5.26m x 2.41m)

ORANGERY 15' 1" (into French doors) x 10' 10" (4.6m (into French doors) x 3.3m)

FIRST FLOOR LANDING

BEDROOM ONE - FRONT 12' 10" x 14' 7" (3.91m x 4.44m)

ENSUITE

BEDROOM TWO - FRONT 10' 2" x 11' 3" (3.1m x 3.43m)

BEDROOM THREE - REAR 13' 4" x 10' 3" (4.06m x 3.12m)

BEDROOM FOUR 8' 8" x 7' 5" (2.64m x 2.26m)

BATHROOM

GARAGE 18' 7" x 17' 5" (5.66m x 5.31m)



GENERAL INFORMATION

VIEWING Sutton Coldfield Office – Tel: 0121 355 0555

TENURE The vendor has confirmed verbally to us that the property is Freehold but you should check this with your legal advisor before exchanging contracts.

SURVEY Hunters Chartered Surveyors have been surveying and valuing property across the Midlands for over 20 years and have a reputation for providing a fast and efficient service at competitive fees. Call 01564 770035 for all survey enquiries.

CONSENTS We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

CONVEYANCING Hunters Home Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 0121 355 0555 for your free quotation.

AGENTS OPINION These details imply the opinion of the selling agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion may differ.

FUNDING Mortgage Advice Bureau at Hunters searches the whole of market to help choose the right mortgage at the best rates for you. Call 0121 355 0555 for your free mortgage quotation and remember we have access to some fantastic products which are not generally available to the public.

USEFUL WEBSITES YOU SHOULD CHECK

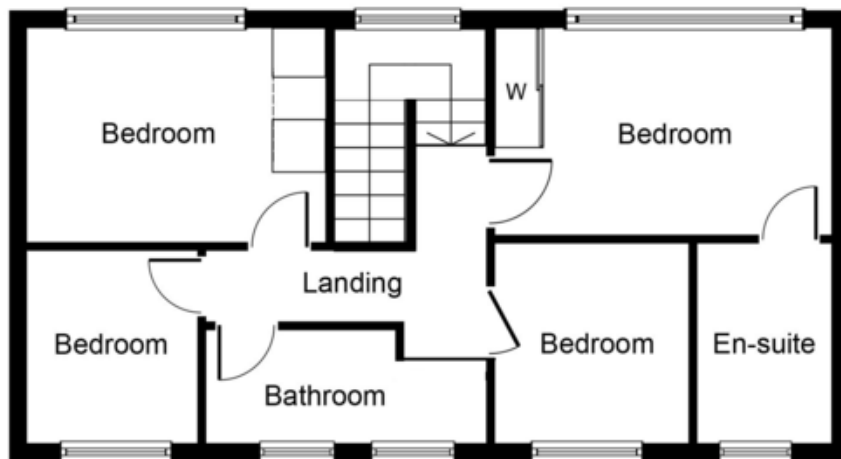
COUNCIL TAX www.voa.gov.uk

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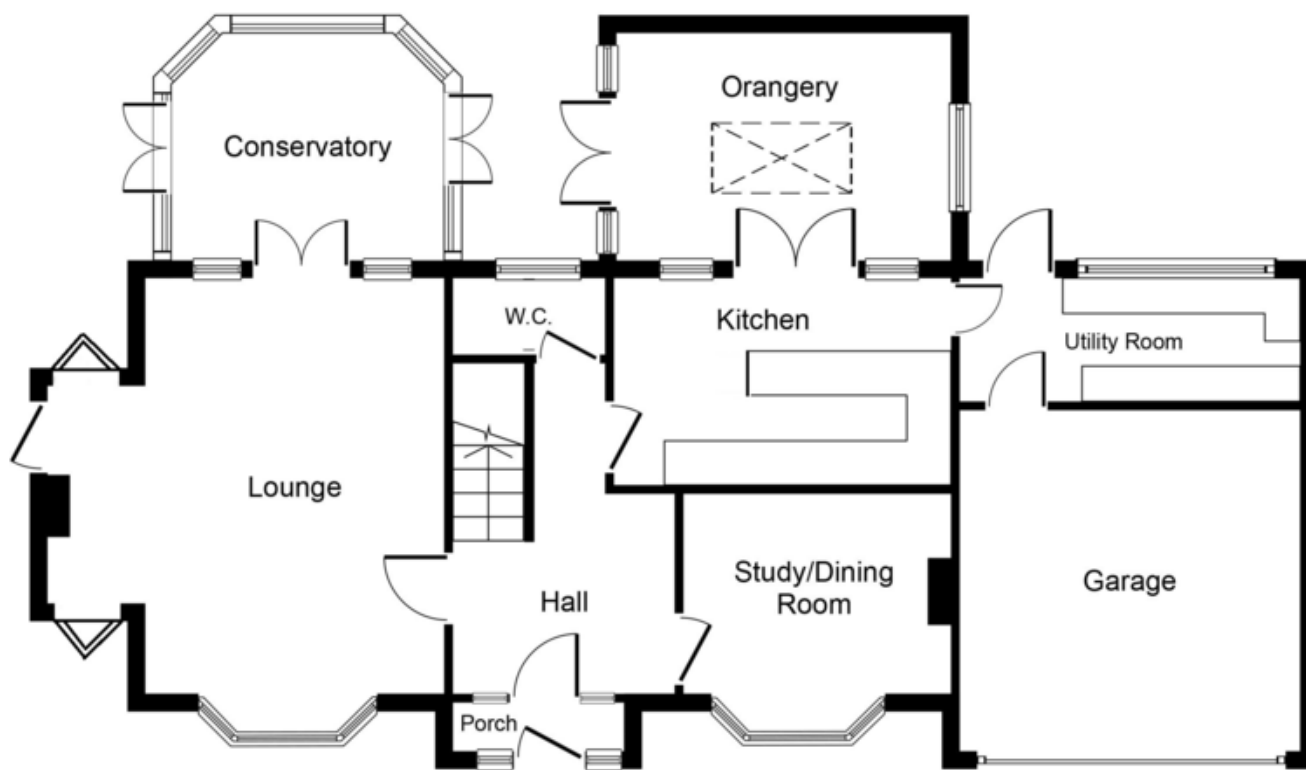
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LOCAL ENVIRONMENT www.maps.environment-agency.gov.uk





First Floor



Ground Floor

DESCRIPTION

Measurements are approximate and some may be maximum on irregular walls. Some images may have been taken with a wide angle lens and occasionally a zoom lens. The plan shows the approximate layout of the rooms to show the inter relationship of one room to another but is not to scale.

AGENTS NOTE

Hunters have not tested any apparatus, equipment, fixtures, fittings or services and does not verify that they are connected or in working order, fit for their purpose or within the ownership of the seller. The measurements supplied are approximate and for general guidance only and must not be relied upon. A buyer is advised to have the condition of the property and the measurements checked by a surveyor before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photographs of the property. Hunters have not checked the legal documentation to verify the status or tenure of the property and the buyer must not assume that the information contained in these sales particulars is correct until it has been verified by their own solicitor, surveyor or professional advisor. These sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts.