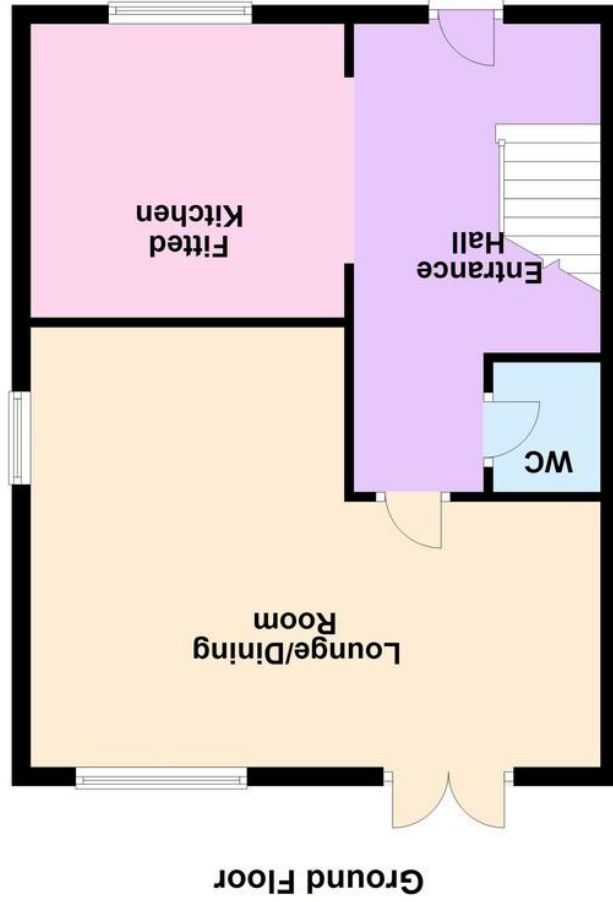
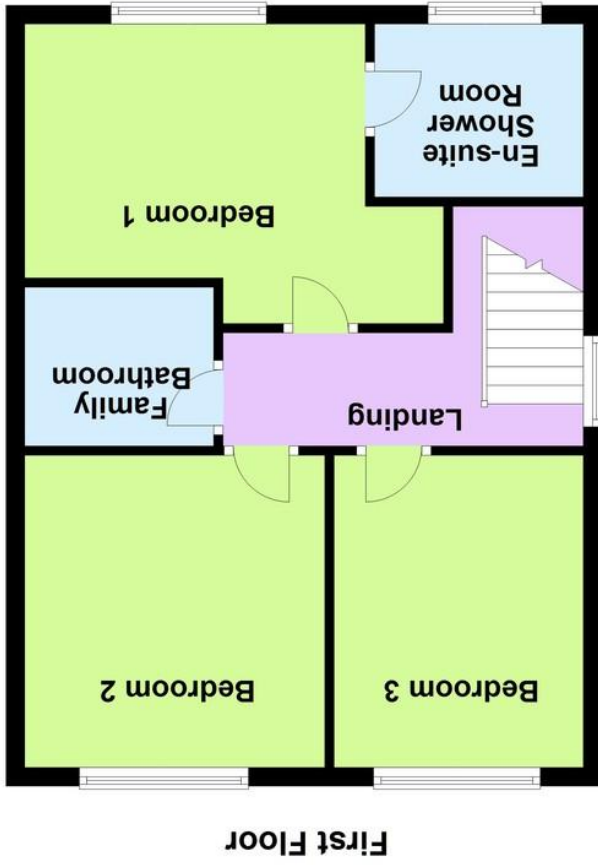
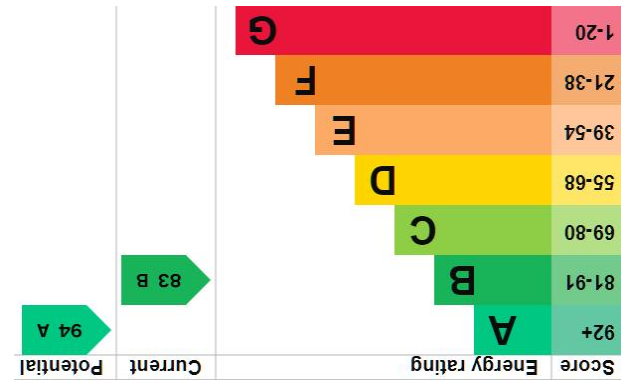


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Private Location
- NO UPWARD CHAIN
- Spacious Lounge Diner
- Fitted Kitchen
- Guest WC
- Master With En Suite Shower Room

Old Marl Close, Four Oaks,
 Sutton Coldfield, B75 5NF

Offers In Region Of
 £375,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Introducing this superbly presented and neutrally decorated semi-detached property. With its ideal location offering excellent public transport links, nearby schools, local amenities, and serene green spaces, this home truly provides the perfect environment for a comfortable and convenient lifestyle. Situated in a peaceful and quiet area, you will be welcomed into a strong local community.

This modern property boasts three well-proportioned bedrooms, each offering unique features. Bedroom one showcases both an en-suite bathroom and built-in wardrobes, providing you with ample storage and privacy. Bedroom two is a spacious and versatile room, allowing you to personalize it to suit your needs. Bedroom three is flooded with natural light, creating a bright and inviting space.

The ground floor of this property is designed for modern living, with its open-plan reception room providing a seamless flow to both the kitchen and the garden. The reception room benefits not only from the garden view but also grants direct access to it, making it the perfect setting for both indoor and outdoor entertaining.

The modern kitchen is equipped with high-quality appliances, ensuring that all your culinary needs are met. Whether you are a seasoned chef or simply enjoy preparing meals for your loved ones, this well-appointed kitchen provides the perfect space for you to showcase your culinary skills.

With its excellent council tax band, this property offers great value for money. Don't miss out on this wonderful opportunity to make this house your home. Contact us today to arrange a viewing and be prepared to be captivated by the remarkable features and potential this property has to offer.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor with useful storage cupboard beneath, tiled flooring flowing in to the kitchen and giving access to the guest WC.

GUEST WC Includes a white suite with a low level WC, suspended wash hand basin and radiator.

FITTED KITCHEN 9' x 8' 10" (2.74m x 2.69m) A stylish range of matching high gloss wall and base mounted units with complementing work surfaces over and an integrated oven and gas hob with extractor fan over, integrated dishwasher, fridge freezer and washing machine, sink and drainer unit, tiled flooring and a front facing window.

LOUNGE DINER 11' 10" min 18' 5" max x 8' 7" min 15' max (3.61m min 5.61m max x 2.62m min 4.57m max)

A bright and spacious living and dining area with patio doors providing doors and access to the rear garden, further windows to both the side and rear and two radiators.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 9' 2" x 9' 9" (2.79m x 2.97m) Having fitted wardrobes with sliding mirrored fronts, a window to the front, radiator and a door to the en suite shower room

EN SUITE SHOWER ROOM A matching white suite with an enclosed corner shower cubicle, wash hand basin, low level WC, heated towel rail and window to the front.

BEDROOM TWO 11' 8" x 8' 5" (3.56m x 2.57m) Having a window to the rear and radiator

BEDROOM THREE 11' 8" x 6' 6" (3.56m x 1.98m) Having a window to the rear and radiator.

FAMILY BATHROOM A matching white suite with a panelled bath with shower over and shower screen, wash hand basin, low level WC and side facing window.

OUTSIDE To the rear of the home there is a good sized garden with two patio areas to entertaining, mainly lawned with fenced boundaries.

AGENTS NOTE As this is a private road there is an annual fee payable of £250.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property. Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage -

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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