



- ## Offers In Region Of £585,000



Property Description

Occupying a highly sought after quiet cul de sac location and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This lovely four bedroom executive detached family home has been thoughtfully extended by the current owner and offers bright and spacious living accommodation throughout, approached via a double width driveway and landscaped front garden the home is entered via a hallway with a guest WC, a lovely formal lounge and separate dining room, an extended open plan kitchen, living and dining room with bi-folding doors leading out to the private rear garden, on the first floor there are four bedrooms the master has an en suite shower room and family bathroom and to complete the home there is a private rear garden and double garage.

Homes of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having an Oak staircase rising to the first floor, radiator, coving and doors to:

GUEST WC A matching white suite with a low level WC, wash hand basin with vanity storage beneath, heated towel rail and front facing window.

FORMAL LOUNGE 11' 4" x 18' 10" (3.45m x 5.74m) A lovely formal lounge with a feature fire and fireplace as the focal point, two front facing windows, patio doors to the rear, coving and two radiators.

FORMAL DINING ROOM 11' 3" x 9' (3.43m x 2.74m) Entered via double doors from the hallway and having two front facing windows, coving and radiator.

EXTENDED KITCHEN/DINING/FAMILY ROOM 17' 10" x 18' 1" (5.44m x 5.51m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing granite work surfaces over with under cupboard lighting, integrated double oven and gas hob with extractor fan over, integrated dish washer, space for an American fridge freezer, a vaulted ceiling to the rear with Velux window lights, bi-folding doors to the rear garden, a further side facing window allowing natural light, ample space for a dining table and chairs and sofa and being ideal for entertaining, spot lights throughout, radiator and door to the garage.

From the hallway an oak staircase rises to the first floor galleried style landing with a feature arched window to the front, useful storage cupboard and doors to:

BEDROOM ONE 10' 6" x 9' 9" (3.2m x 2.97m) To wardrobe A lovely master bedroom with fitted wardrobes, window to the rear, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM To include a matching white suite with walk in shower cubicle, wash hand basin, low level WC and rear facing window.

BEDROOM TWO 8' 9" x 9' 6" (2.67m x 2.9m) To wardrobe Having a window to the rear and fitted wardrobe.

BEDROOM THREE 11' 7" x 7' 3" (3.53m x 2.21m) Having a window to the front and radiator.

BEDROOM FOUR 11' 7" x 7' 1" (3.53m x 2.16m) Having a window to the front and radiator.

FAMILY BATHROOM To include a matching white suite with a panelled bath with shower over and shower screen, wash had basin, low level WC, rear facing window and heated towel rail.

DOUBLE GARAGE 16' 5" x 17' 10" (5m x 5.44m) Electric door to the front, plumbing and space for white goods, window and door to the rear, overhead storage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering privacy and being ideal for the family buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, Three, O2, Vodafone and data likely available for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 38Mbps. Highest available upload speed 7Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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.

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