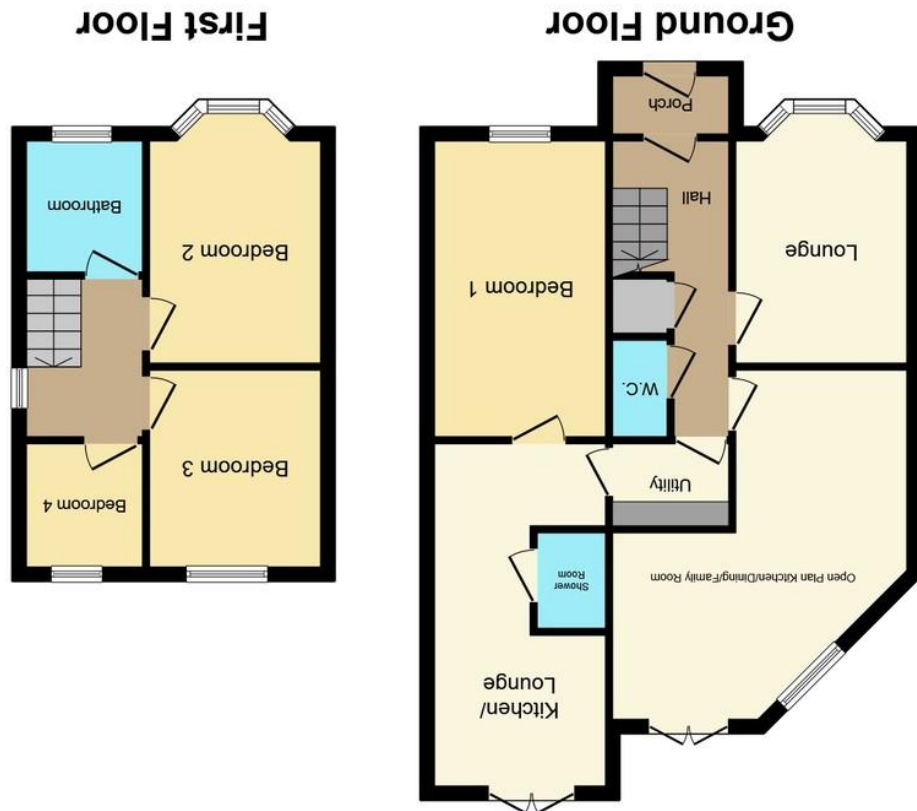
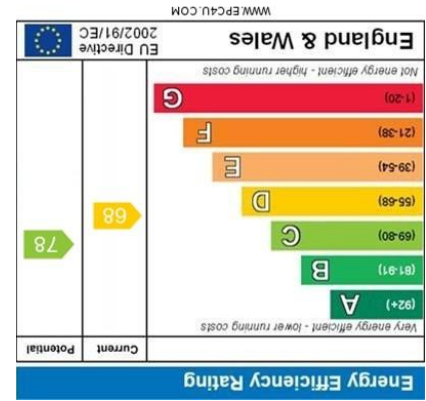


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

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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



- Vastly Extended Family Home
- Extended Main Home With A 1 Bed Self Contained Annexe
- Lounge, Guest WC & Utility
- Extended Kitchen/Dining/Family Room
- 3 Bedrooms & Family Bathroom

Slade Road, Four Oaks, B75 5PB

Offers In Region Of
£450,000

Property Description

Green and Company are delighted to offer to the market this superbly presented and vastly extended 4 bedroom semi detached family home which includes a fully contained 1 bedroom Annexe. 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 both of which are on the doorstep. Having a driveway to the front the home is entered via a hallway with a guest WC, a formal lounge to the front, a large open plan kitchen, dining and family room, a utility room which in turn leads to the self-contained Annexe with a further hallway and having a lovely open plan living room and kitchen, double bedroom and shower room, on the first floor there are 3 further bedrooms and a family bathroom, to the rear of the home there is a large garden with a log cabin ideal for a home office which also houses a kitchenette and shower room.

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

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, radiator, useful under stairs storage and doors leading to:

GUEST WC To include a low level WC and wash hand basin with vanity storage beneath.

FORMAL LOUNGE 14' 10" to bay x 11' 5" (4.52m x 3.48m) A lovely formal lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point and radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 12' 4" x 11' 3" (3.76m x 3.43m) plus 15' 9" max x 16' 3" max x 6' 5" min (4.8m max x 4.95m max x 1.96m min) Entered via a sitting area with a brick built fireplace as the focal point with a log burner and radiator and opening in to the extended kitchen and dining area, the kitchen includes a comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over, integrated double oven and gas hob with extractor fan over, integrated dish washer and fridge freezer, a large central island with further storage, sink and drainer unit, over head lantern light, a picture window to the side and a door to the rear garden, ample space for a dining table and chairs for casual dining.

UTILITY ROOM 7' 11" x 6' 4" (2.41m x 1.93m) Having matching cupboards, plumbing and space for white goods and a door to the self-contained Annexe.

Entered via a hallway with under floor heating throughout and giving access to:

OPEN PLAN LOUNGE/DINER & KITCHEN 16' 6" x 10' 5" (5.03m x 3.18m) A large open plan lounge diner and fitted kitchen with patio doors overlooking and giving access to the large rear garden, a kitchen area to include a matching range of white high gloss base units, integrated hob with extractor fan over, integrated fridge, sink and drainer unit, ample space for a dining table and chairs and doors to the bedroom and shower room.

BEDROOM 13' 8" x 6' 6" (4.17m x 1.98m) Having a window to the front and under floor heating.

SHOWER ROOM A matching white suite with a walk in shower cubicle, low level WC, wash hand basin with vanity storage.

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

BEDROOM ONE 12' 3" x 11' 5" (3.73m x 3.48m) Having a window to the rear and radiator.

BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m) Having a window to the front and radiator.

BEDROOM THREE 10' 6" x 6' 5" (3.2m x 1.96m) Having a window to the rear and radiator.

FAMILY BATHROOM Includes a white suite with a panelled bath with shower over, wash hand basin with vanity storage, low level WC and a window to the front.

OUTSIDE To the rear of the home there is a large private garden with a patio area for entertaining which is mainly lawned with mature trees and shrubs and a pathway leading to the rear cabin/home office.

CABIN 18' 3" max x 15' max (5.56m x 4.57m) Offering a multitude of uses and would make an ideal home office/gym/entertaining space with a kitchenette and shower room.

Council Tax Band D Birmingham City Council

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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