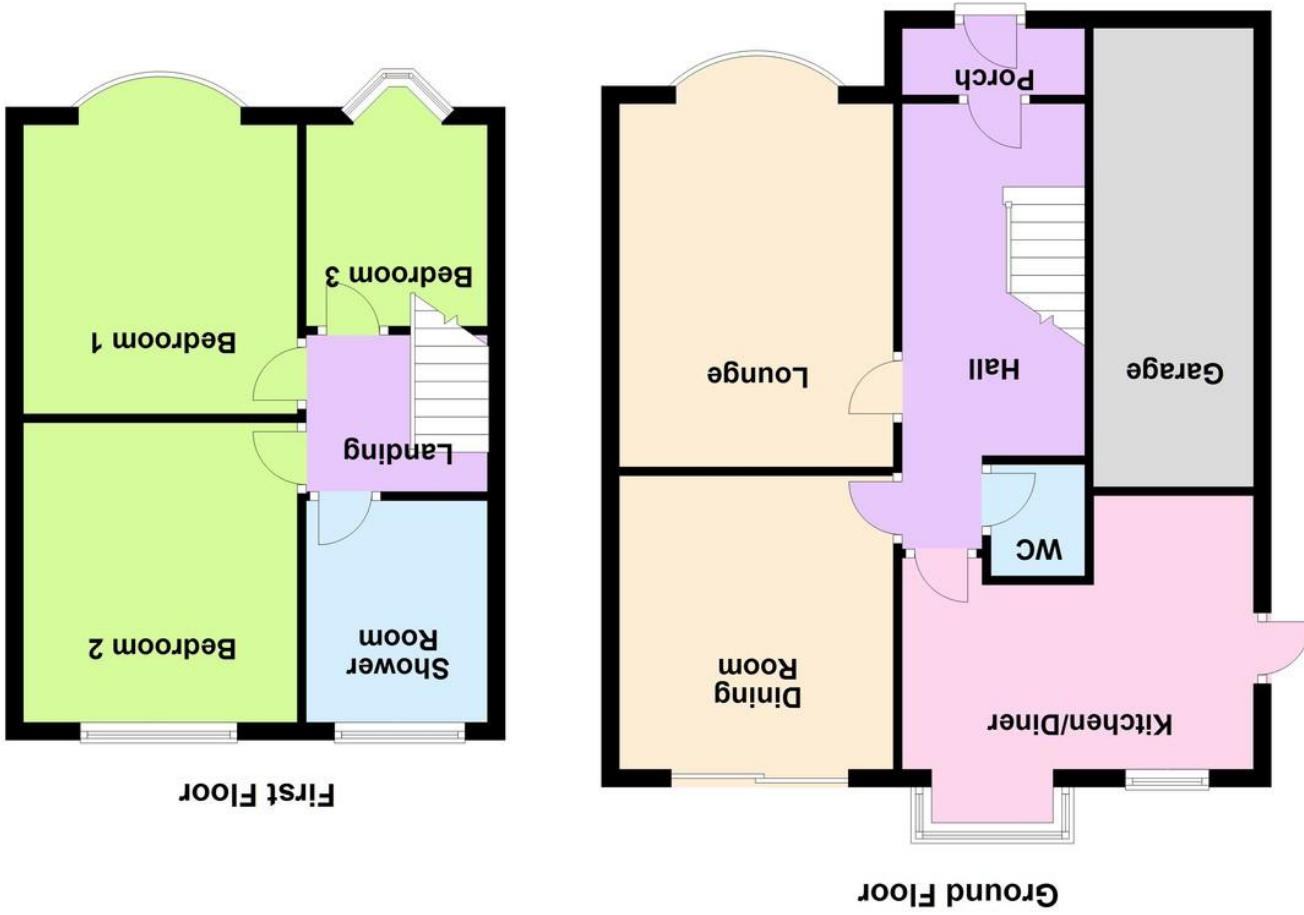
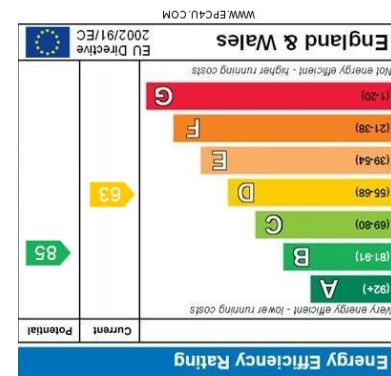


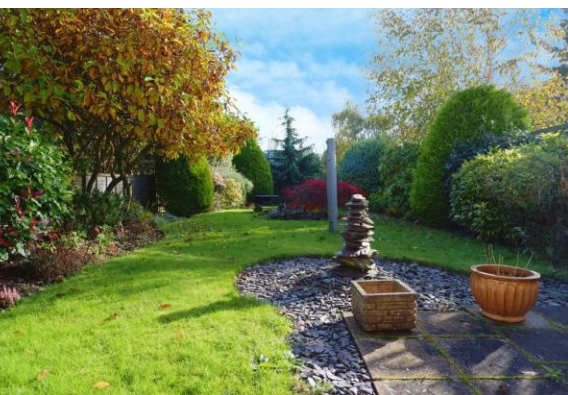
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- NO UPWARD CHAIN
- Potential To Extend Subject To Planning
- Large Rear Garden
- 2 Reception Rooms
- Extended Kitchen Diner

Worcester Lane, Four Oaks,
Sutton Coldfield, B75 5NB

Offers In Region Of
£390,000



Property Description

Occupying a highly sought after location within Four Oaks 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. Offering scope and potential to extend subject to planning permission the home is approached via a driveway with an enclosed entrance porch, a hallway with guest WC, 2 formal reception rooms, an extended kitchen diner, on the first floor there are 3 bedrooms and a shower room and to complete the home there is a beautiful large private rear garden which is ideal for the family buyer.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment and in brief comprises:

Enclosed Porch

Hallway – Having a staircase rising to the first floor, radiator and doors to:

Guest WC – A low level WC and corner wash hand basin.

Front Reception Room – 14' 04" into bay x 10' 02" (4.37m x 3.1m) Having a deep walk in bay to the front aspect, a feature fireplace as the focal point, radiator and coving.

Rear Reception Room – 12' 00" x 12' 02" (3.66m x 3.71m) Sliding patio doors with views and access to the large private garden, radiator, coving and further fireplace.

Fitted Kitchen – 10' 00" max x 14' 00" (3.05m x 4.27m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, space for an oven, space and plumbing for white goods, sink and drainer unit, 2 rear facing windows, a door to the side and ample space for a dining table and chairs for casual dining.

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

Bedroom 1 – 14' 07" x 10' 03" max (4.44m x 3.12m) A great sized master bedroom with a deep walk in bay to the front aspect, a fitted wardrobe and radiator.



Bedroom 2 – 11' 06" x 10' 04" max (3.51m x 3.15m) Having a window to the rear a further fitted wardrobe and radiator.

Bedroom 3 – 8' 04" max plus bay x 6' 02" (2.54m x 1.88m) Having a window to the front and radiator.

Shower Room To include a fully enclosed double width shower cubicle, wash hand basin, low level WC & rear facing window.

Garage – Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



To the rear of the home there is a beautiful private garden with many mature trees, shrubs and flowering borders to the boundaries, a patio area for entertaining and being ideal for the keen gardener.

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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