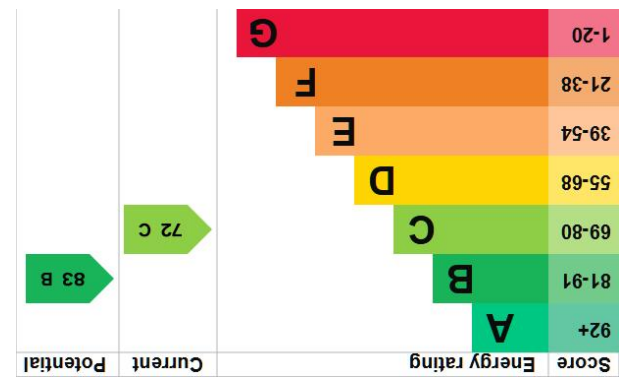


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
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
- Three Double Bedroom Family Home
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen
- Guest WC

Little Sutton Road, Four Oaks,  
Sutton Coldfield, B75 6QH

Offers In Region Of  
£435,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages and 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. Approached via a large driveway to the front the home is entered via an enclosed porch leading to a hallway, a large lounge and separate dining room, guest WC, stylish fitted kitchen and on the first floor there are three great sized bedrooms and a family bathroom and to complete the home there is a good sized enclosed private garden.

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

In brief the accommodation comprises:

**ENCLOSED PORCH** Having tiled flooring and a door to the hallway.

**HALLWAY** A staircase rising to the first floor, radiator, oak flooring and doors to:

**LOUNGE** 20' 3" x 10' 1" (6.17m x 3.07m) A large full length lounge with a log burner and fireplace as the focal point, a window to the front aspect and patio doors providing views and access over the rear garden.

**DINING ROOM** 10' 8" x 7' 2" (3.25m x 2.18m) Offering a multitude of uses and currently used as a formal dining room with a window to the front, radiator and a door to the Guest WC.

**GUEST WC** To include a white suite with low level WC, wash hand basin and heated towel rail.

**FITTED KITCHEN** 12' 3" x 9' 11" (3.73m x 3.02m) A stylish fitted kitchen with a comprehensive range of high gloss wall and base mounted units with granite work surfaces over, space for a Range style cooker with extractor fan over, integrated dish washer and washing machine, sink and drainer unit, a rear facing window and a side door, space for an American style fridge freezer, tiled flooring and spot lights overhead.

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

**BEDROOM ONE** 14' 8" max 10' 1" min x 9' 3" max 7' 3" min (4.47m max x 3.07m min x 2.82m max 2.21m min)

A spacious master bedroom with fitted wardrobes having a built in drawer unit, two front facing windows and radiator.

**BEDROOM TWO** 12' 1" x 10' 3" (3.68m x 3.12m) Having a window to the rear and radiator.

**BEDROOM THREE** 10' 1" x 9' 11" (3.07m x 3.02m) Having a window to the rear, fitted wardrobes and radiator.

**FAMILY BATHROOM** A matching white suite with a P shaped bath with shower over and screen, wash hand basin, low level WC, heated towel rail and side facing window.

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

Council Tax Band D Birmingham City Council

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

available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Virgin Media, Openreach

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

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