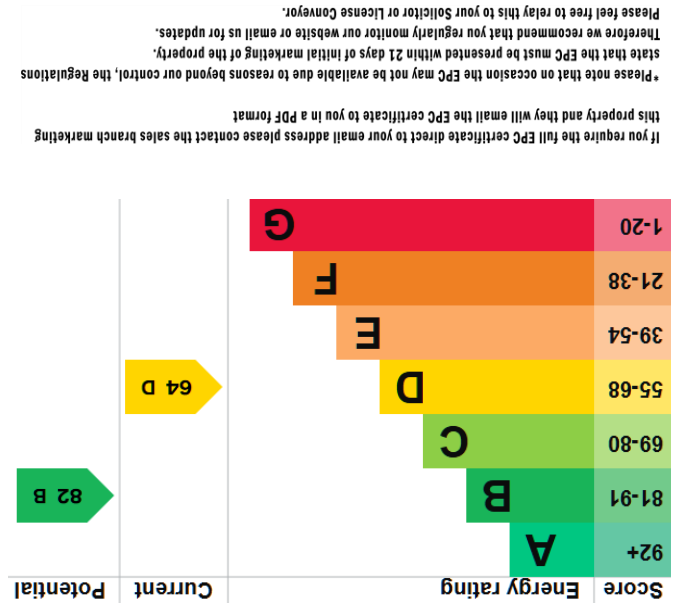


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- Many Original Features
- Two Formal Reception Rooms
- Refitted Kitchen
- 4 Great Sized Bedrooms

76 Tamworth Road, Sutton Coldfield, B75 6DH

Offers In Region Of
 £575,000



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, offering excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield and Mere Green Town centres. This remarkable family home boasts a generous living space of 1351 square feet, perfect for a modern family. On the ground floor, you'll find a spacious room that can be adapted to fit your lifestyle, a conveniently located WC, and a well-equipped kitchen. It also features an expansive living room and a dining room, designed to host memorable family dinners and friendly gatherings. The first floor contains 3 comfortable bedrooms, providing private space for every family member. Additionally, a full bathroom equipped with a bath and shower, as well as a 4th bedroom or study perfect for working from home or devoted to your leisurely pursuits. In this property, functionality meets style, providing the ideal environment for everyday living and entertaining, to complete the home there is a very large private garden and a garage.

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

HALLWAY 10' 10" x 9' 10" (3.3m x 3m) A spacious entrance hallway with a stained glass insert to the front door, picture rail, vintage radiator, a returning staircase to the first floor and doors to:

GUEST WC A white suite with a low level WC, suspended wash hand basin, side window, tiled flooring, heated towel rail.

FORMAL LOUNGE 14' 4" x 12' 2" (4.37m x 3.71m) Having a raised log burner as the focal point, patio doors providing access and views over the large private garden, vintage radiator and picture rail.

FORMAL DINING ROOM 11' 10" x 15' 4" (3.61m x 4.67m) A superb formal dining room for entertaining with a deep walk in bay to the front aspect, picture rail and vintage radiator.

FITTED KITCHEN 11' 2" x 12' 2" (3.4m x 3.71m) To include a stylish and contemporary range of high gloss wall and base mounted units with complementing work surfaces over, two integrated ovens and induction hob with extractor fan over, integrated dish washer, space for a fridge freezer, sink and drainer unit, breakfast bar, side door and rear facing window, tiled flooring and full height radiator.

From the hallway a wide returning staircase rises to the first floor landing with a side facing stained glass window and doors to:

BEDROOM ONE 14' 6" x 12' 2" (4.42m x 3.71m) A large master bedroom with a window to the rear, spot lights, vintage radiator and a window to the rear.

BEDROOM TWO 11' 7" x 15' 6" (3.53m x 4.72m) Having a deep walk in bay to the front aspect, a range of fitted wardrobes with shelving and hanging space, vintage radiator and picture rail.

BEDROOM THREE 14' 4" x 9' 10" (4.37m x 3m) A further double bedroom with a bay window to the front aspect, vintage radiator and bay window.

BEDROOM FOUR 11' 3" x 6' 2" (3.43m x 1.88m) Offering a multitude of uses with a deep bay to the rear and radiator.

LUXURY FAMILY BATHROOM A refitted luxury bathroom to include a white suite with free standing bath and separate double width walk in shower cubicle and full height glass partition, suspended wash hand basin with vanity storage beneath, low level WC, matt heated towel rail and side facing window.

GARAGE (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 very large 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 E- Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 29 Mbps. Highest available upload speed 6 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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

*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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

