

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

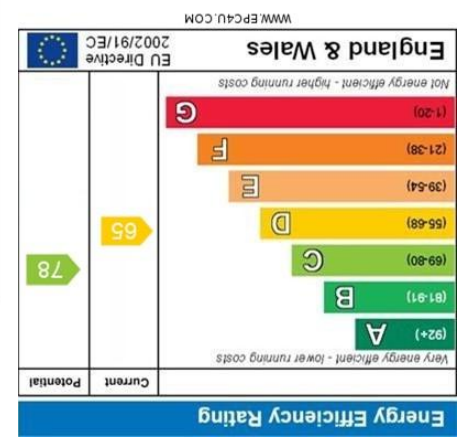


LEGAL READY

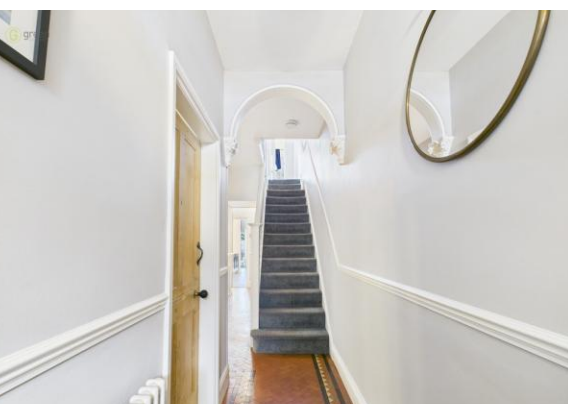
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- A Stunning Semi Detached Family Home
- Three Bedrooms Plus Great Loft Room
- Beautiful Formal Lounge/Diner
- Expensively Fitted Kitchen Diner & Family Room
- Guest Cloak Room

Lichfield Road, Four Oaks, Sutton Coldfield, B74 2UB

Offers In Region Of
£675,000



Property Description

Occupying a highly sought after location and being ideally positioned 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. This beautiful family home has been extensively and thoughtfully remodelled by the current owner and now offers luxurious living accommodation which combines many original features with the convenience of modern day living. Having off road parking the home is entered via a hallway with Minton tiled flooring and having a guest WC off, a stunning formal lounge and dining area, an expensively fitted kitchen diner opens in to a further sitting room, on the first floor there are three great sized bedrooms and luxury shower room, a further staircase rises to the top floor loft room and to complete the home there is a private landscaped garden ideal for entertaining.

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

In brief the accommodation comprises:

VESITBULE

ENTRANCE HALLWAY A grand entrance hallway with a stained glass insert to the front door, a decorative archway, Minton tiled flooring, a staircase rising to the first floor with useful storage cupboard beneath, radiator and doors to:

GUEST WC A white suite with low level WC and corner wash hand basin, Minton tiled flooring.

FORMAL LOUNGE DINER 28' x 10' 6" (8.53m x 3.2m) A beautiful formal lounge and dining area with a feature cast iron open fireplace as the focal point, a deep walk in bay window to the front aspect, decorative ceiling, Oak flooring throughout, radiator and door to:

FAMILY/SITTING ROOM 22' 9" x 7' 3" (6.93m x 2.21m) A lovely room offering a multitude of uses with three Velux windows over head allowing natural light, a feature window in to the kitchen, tiled flooring, radiator, patio doors to the landscaped rear garden and opening in to the fitted kitchen.

FITTED KITCHEN 19' 4" x 10' 0" (5.89m x 3.05m) Expensively refitted to include a stylish and comprehensive range of contrasting wall and base mounted units with complementing quartz work surfaces over and under cupboard lighting, space and recess for a Range style cooker with exposed brick splash back, integrated microwave oven and dish washer, integrated fridge freezer, space and plumbing for washing machine, dual Belfast style sink, tiled flooring throughout and leading in to the dining area with a further set of patio doors to the rear and Velux window lights within a pitched ceiling.

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

BEDROOM ONE 12' 2" x 16' 9" (3.71m x 5.11m) Having a window to the front, vintage style radiator and picture rail.

BEDROOM TWO 12' 9" x 10' 7" (3.89m x 3.23m) Having a cast iron fireplace as the focal point, rear facing window, vintage style radiator and picture rail.

BEDROOM THREE 9' x 8' 10" (2.74m x 2.69m) Having a window to the rear, vintage style radiator and cast iron fireplace and picture rail.

SHOWER ROOM Fully tiled walls and flooring with an enclosed corner shower cubicle, wash hand basin, low level WC, Velux window, down lighting, radiator and heated towel rail.

A further staircase rises to the second floor with access to:

LOFT ROOM 12' 3" x 8' 2" (3.73m x 2.49m) Having a window to the rear and radiator.

Measurements are at floor level, there is restricted height due to sloping ceiling.

To the rear of the home there is a private landscaped garden with a large block paved patio area for entertaining leading to a low maintenance garden with a pathway leading to a further decked area, mature shrubs and fenced boundaries offering privacy and ideal for the discerning buyer.



Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- Openreach, Virgin Media

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

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