

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

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**LEGAL READY**

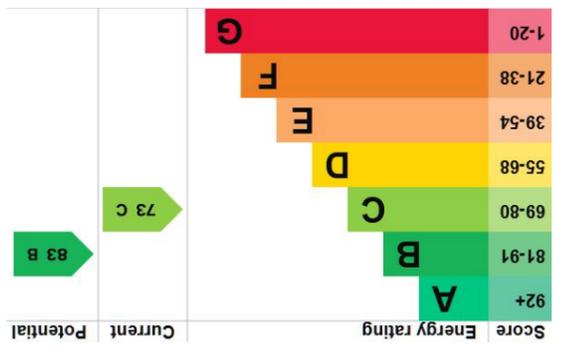
"How does this help me?"

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.

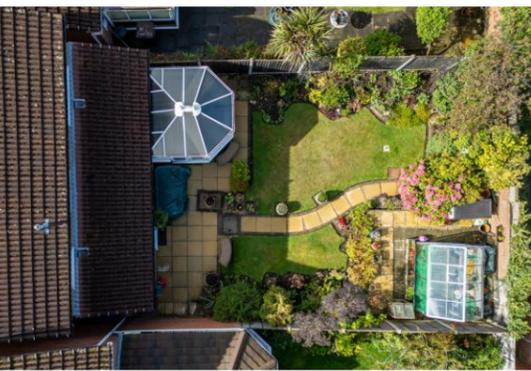
If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 Conveyer.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Extended 5 Bedroom Detached Family Home
- 2 Formal Reception Rooms
- Conservatory
- Extended Kitchen & Utility Room



Shelley Drive, Four Oaks, Sutton Coldfield, B74 4YD

Asking price of  
 £550,000

## Property Description

Occupying a highly sought after and most convenient 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 Mere Green and Sutton Coldfield town centres. Approached via a driveway this five bedroom extended family home is entered through an enclosed porch with access to the hallway, a spacious lounge, separate dining room and conservatory, utility room and guest WC, on the first floor there are five bedrooms one of which has an en suite shower room and family bathroom, to complete the home there is a garage and private landscaped rear 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

**HALLWAY** Having a staircase rising to the first floor, radiator, coving, wood effect flooring and doors to:

**FORMAL LOUNGE** 18' 9" max x 11' 4" (5.72m x 3.45m) A spacious formal lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point, radiator and a door to the dining room.

**FORMAL DINING ROOM** 16' 7" x 9' 6" (5.05m x 2.9m) A further large reception room with two radiators, coving, a door in the fitted kitchen and patio doors leading in to the conservatory.

**CONSERVATORY** 9' 6" x 8' 2" (2.9m x 2.49m) Offering a multitude of uses with tiled flooring, views and access to the private landscaped garden.

**FITTED KITCHEN** 16' 7" x 7' 9" (5.05m x 2.36m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, space for a dishwasher, sink and drainer unit, radiator, rear facing window and a door to the utility room.

**UTILITY ROOM** 19' 4" max x 7' 5" (5.89m x 2.26m) A large utility room with base units, sink and drainer unit, plumbing and space for white goods, a door to the rear garden and a door to the WC.

**GUEST WC** A white suite with a low level WC, wash hand basin and window to the side.

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

**BEDROOM ONE** 14' 9" max x 11' 4" (4.5m x 3.45m) A large bedroom with a deep walk in bay to the front, built in wardrobe, radiator and coving.

**BEDROOM TWO** 16' 7" max x 7' 5" max (5.05m x 2.26m) Having a window to the front, radiator and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** A double width walk in shower cubicle, wash hand basin, fully tiled walls and flooring.

**BEDROOM THREE** 11' 4" x 11' 4" (3.45m x 3.45m) Having a window to the rear, radiator and storage cupboard.

**BEDROOM FOUR** 7' 5" x 6' 11" (2.26m x 2.11m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A stylish white suite with free standing over sized bath, suspended wash hand basin, low level WC, heated towel rail and rear facing window.

**GARAGE** 16' x 7' 5" (4.88m x 2.26m) (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 beautifully landscaped private garden with ornamental borders and a path to the rear, surrounded by fenced boundaries offering 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 EE, Three, O2, Vodafone and data likely available for EE, Three, limited for O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Superfast Highest available download speed 51Mbps. Highest available upload speed 14Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.

Networks in your area - 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.

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