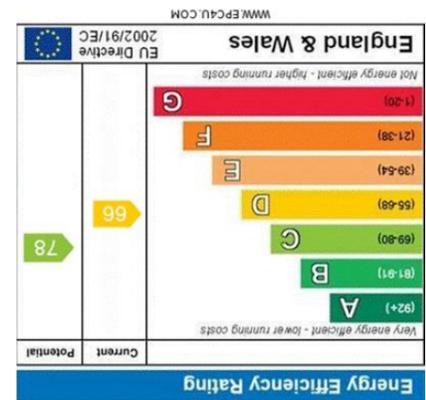


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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
- Vastly Extended 4/5 Bedroom Family Home
- 4 Reception Rooms & Conservatory
- 4 Double Bedrooms
- Family Bathroom & Wet Room

Norfolk Road, Four Oaks, Sutton Coldfield, B75 6SQ

Offers In Region Of £550,000



## Property Description

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 Mere Green and Sutton Coldfield town centres. The home sits at the end of a Cul De Sac and has been thoughtfully and cleverly extended and offers spacious and versatile living accommodation over two floors. Approached via a large driveway with parking for a number of vehicles the home is entered through a hallway with guest WC and provides access to a spacious lounge diner and conservatory, a further large sitting room and home office, a separate snug/sitting room/office/ and fitted kitchen, on the first floor there are four double bedrooms, a family bathroom and separate wet room, to complete the home there is beautiful rear garden ideal for the family buyer.

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

In brief the accommodation comprises:

**ENCLOSED PORCH**

**HALLWAY** A bright entrance hallway with a returning stair case to the first floor, radiator, tiled flooring, coving, ceiling rose and doors to:

**GUEST WC** To include a white suite with low level WC, wash hand basin with vanity storage beneath.

**LOUNGE DINER** 25' 8" x 11' 10" (7.82m x 3.61m) A large lounge and dining area with a feature fireplace as the focal point, coving, two ceiling roses, radiator and patio doors to the conservatory.

**CONSERVATORY** 12' 4" x 14' 2" (3.76m x 4.32m) A beautiful Conservatory with views and access over the rear garden

**SITTING / FAMILY ROOM** 9' 7" x 17' 7" (2.92m x 5.36m) Accessed via double doors from the lounge and having a window to the front, radiator, coving and a door to the office.

**OFFICE** 9' 6" x 7' 8" (2.9m x 2.34m) Having a window to the rear and radiator.

**SNUG/BEDROOM FIVE** 8' 5" x 15' 5" (2.57m x 4.7m) Offering a multitude of uses with a window to the front and side and radiator.

**FITTED KITCHEN** 15' 4" x 9' 9" (4.67m x 2.97m) To include a matching range of wall and base mounted units with complementing wooden work surfaces over, space and plumbing for white goods, sink and drainer unit, space for a Range style cooker, breakfast bar, rear facing window, spot lights over head, radiator and side door to the garden.

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

**BEDROOM ONE** 10' x 15' 5" (3.05m x 4.7m) A lovely sized master with a front facing window and fitted wardrobes with shelving and hanging space, radiator.

**BEDROOM TWO** 15' 6" x 10' (4.72m x 3.05m) Having a window to the rear and radiator.

**BEDROOM THREE** 7' 7" x 12' 2" (2.31m x 3.71m) Having a window to the front and radiator

**BEDROOM FOUR** 7' 8" x 12' (2.34m x 3.66m) Having a window to the front and radiator.

**FAMILY BATHROOM** Includes a white suite with a Jacuzzi bath, wash hand basin, low level WC, rear window, there is a separate walk in wet room off the main landing.

To the rear of the home there is a beautiful garden with a covered side area, a large patio for entertaining, mainly lawned with mature trees, shrubs and fenced boundaries and being ideal for the family buyer.



Council Tax Band F - Birmingham City Council

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

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

Broadband coverage:

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20 Mbps.

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

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