

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

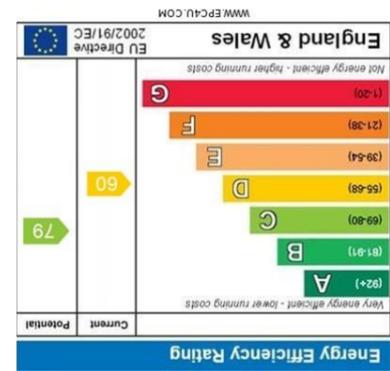


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

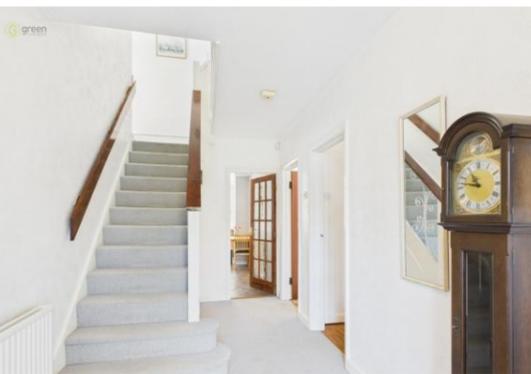
Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.

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
- Extended 4 Bedroom Detached Family Home
- Two Formal Reception Rooms
- Kitchen Diner & Separate Utility Room
- Double Garage

Hill Village Road, Four Oaks, Sutton Coldfield, B75 5HU

Offers In Region Of
 £665,000



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 Mere Green and Sutton Coldfield town centres. This lovely family home has been carefully and thoughtfully extended and is approached via a driveway and entered through an enclosed porch leading to a hallway, a formal dining room to the front, an extended lounge to rear overlooking the private rear garden, a kitchen diner and separate utility room with guest WC off, on the first floor there are four double bedrooms and a family bathroom and to complete the home there is a double garage and large private wildlife garden to the rear.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment and in brief comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY Having a staircase rising to the first floor, radiator, cloaks cupboard, coving and doors to:

FORMAL DINING ROOM 12' 4" x 13' 4" (3.76m x 4.06m) A lovely formal dining room with a bay window to the front aspect, parquet flooring, radiator and coving.

FORMAL LOUNGE 21' 10" x 13' 3" (6.65m x 4.04m) A large living room with a feature fireplace as the focal point, patio doors to the rear providing views and access over the private rear garden, two radiators and coving.

KITCHEN DINER 17' 4" x 8' 5" (5.28m x 2.57m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and microwave oven, hob with extractor fan over, sink and drainer unit, walk in pantry, window to the rear, space for a dining table and chairs for casual dining, coving, spot lights, radiator and a door to the utility room.

UTILITY ROOM 18' 1" x 6' 10" (5.51m x 2.08m) A matching range of wall and base units, plumbing and space for white goods, tiled flooring, window and door to rear and further doors to guest WC and double garage.

GUEST WC Having low level WC and window to rear.

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

BEDROOM ONE 18' 9" x 13' 3" (5.72m x 4.04m) A large bedroom with dual aspect windows, useful storage cupboard and two radiators.

BEDROOM TWO 14' 5" x 13' 4" (4.39m x 4.06m) Having a window to the rear and radiator.

BEDROOM THREE 12' 5" x 13' 4" (3.78m x 4.06m) Having a window to the front and radiator.

BEDROOM FOUR 9' 4" x 10' (2.84m x 3.05m) Having a front facing window, over stairs storage and radiator.

FAMILY BATHROOM To include a white suite with panelled bath and shower over, wash hand basin, low level WC, heated towel rail, airing cupboard and rear facing window.

DOUBLE GARAGE 16' 4" x 16' 3" (4.98m x 4.95m) (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 mature wildlife garden which was created by the owner and attracts many types of birds and offers maximum privacy and a really picturesque natural setting.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. 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 1800 Mbps. 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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323