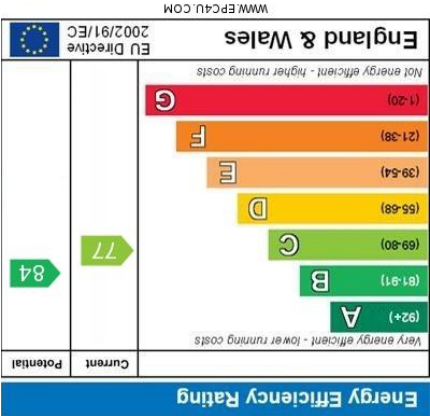


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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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



- Substantial extended detached family home
- Delightful gated courtyard development
- Four bedrooms, master with en-suite shower room
- Entrance hall with guest cloakroom



West View Court, Sutton Coldfield, B75 6BB

£700,000



Property Description

DRAFT SALES DETAILS AWAITING APPROVAL BY VENDOR

THE PROPERTY Imposing, extended detached family home situated in this small, gated development. The impressive accommodation includes reception hall with guest cloakroom, study, lounge with conservatory off, fabulous family room, fourth reception room, spacious breakfast kitchen with rear lobby and utility leading off. To the first floor, four well proportioned bedrooms (master with en-suite) and the main bathroom.

The property is readily accessible for Sutton Coldfield and associated amenities, bars, restaurants and transport links.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL With stairs rising to the first floor, under stairs storage cupboard, double glazed window to the front elevation, Karndean flooring.

GUEST CLOAKROOM Comprising a suite in white of wash hand basin and W.C. Central heating radiator, Karndean flooring, down lighters.

STUDY 11'6" x 9'1" (3.51m x 2.77m) With double glazed window to the front elevation. Central heating radiator.

LOUNGE 18'9" x 13'1" (5.72m x 3.99m) With double glazed French doors opening to conservatory, double doors opening to the reception hall, central heating radiator, central fireplace, Karndean flooring.

CONSERVATORY Being of brick plinth and double glazed unit construction, with double glazed French doors opening to the rear garden, central heating radiator, tiled floor.

RECEPTION ROOM 11'5" x 10'7" (3.48m x 3.23m) With double doors opening to the hallway, central heating radiator, Karndean flooring.

FAMILY ROOM 21'7" x 11' (6.58m x 3.35m) Plus 9'8" x 7'8". With double glazed French doors opening to the rear garden, double glazed window to the rear and side elevations, ceiling atrium, central heating radiator, tiled floor.

BREAKFAST KITCHEN 21'8" x 13'1" (6.6m x 3.99m) With a range of units at eye and base level providing work surface, storage and appliance space. Whirlpool hob with extractor hood over, electric oven, plumbing for dishwasher, one and a quarter bowl sink unit with mixer tap over, double glazed windows to the front elevation, central heating radiators, Karndean flooring, double doors opening to the family room.

REAR LOBBY With door opening to the rear elevation.

UTILITY ROOM With units at eye and base level for storage. Plumbing for washing machine, tiled floor, central heating radiator. Corner cubicle housing the Triton electric shower. Door accessing to front part of the original garage, currently utilised as storage space.

FIRST FLOOR

LANDING With central heating radiator. Airing cupboard.

MASTER BEDROOM 13'1" x 12'5" (3.99m x 3.78m) With double glazed window to rear and side elevations, central heating radiator, two sets of in built wardrobes. En-suite shower room leading off.

EN-SUITE SHOWER ROOM Comprising a suite in white of wash hand basin and W.C. Cubicle housing the mains fed shower. Central heating radiator, Chrome towel rail, tiled walls and floor, down lighters.

BEDROOM TWO 13'1" x 10'10" (3.99m x 3.3m) With double glazed window to front and rear elevation, central heating radiator, in built wardrobe.

BEDROOM THREE 12'1" x 8'7" (3.68m x 2.62m) With double glazed window to the rear elevation,

central heating radiator, in built wardrobes.

BEDROOM FOUR 9'8" x 9'5" (2.95m x 2.87m) With double glazed window to the rear elevation, central heating radiator, in built wardrobes.

BATHROOM Comprising a suite of free standing bath with shower attachment off the mixer tap. Walk in shower cubicle. Central heating radiator, Chrome towel rail, tiled walls and floor.

OUTSIDE The property is situated in a small gated development, being set back slightly from the road. To the rear an area of paving and beyond this a garden laid majority to lawn.

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

O2, Vodafone - Good in home and outdoor

EE, Three - Variable in home and good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 49 Mbps. Highest available upload speed 10Mbps.

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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