

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



LEGAL READY

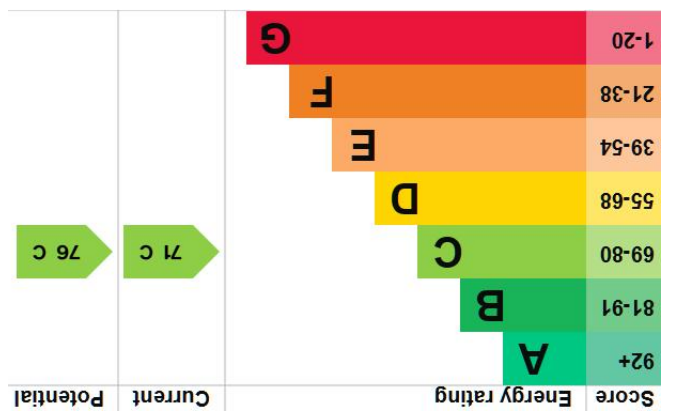
"How does this help me?"

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



- Highly Sought After Location
- Beautifully Presented Throughout
- Hallway With Guest WC
- Formal Lounge & Dining Room
- Home Office & Conservatory
- Galleried Landing

Heath Croft Road, Four Oaks,
 Sutton Coldfield, B75 6RN

Offers in excess of
 £750,000





Property Description

Occupying a most sought after location this superbly presented and thoughtfully extended five bedroom executive detached family home must be viewed to appreciate the wealth of accommodation on offer. Being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for professionals looking to commute as well as superb shopping and leisure facilities at Mere Green, Sutton Coldfield town centres and beyond. Approached via a large driveway with parking for a number of vehicles, the home is entered via an enclosed porch leading to a hallway with guest WC, a formal lounge and dining area, a conservatory to the rear, a further sitting room leads to the stylish refitted kitchen, there is a further home office/snug to the ground floor. On the first floor there is a large galleried landing with access to five bedrooms two of which have en suite facilities and a further family bathroom, the landing would have space to house a sixth bedroom if required, and to complete the home there is a double garage and a private rear garden being ideal for the family buyer.

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 and in brief comprises:

ENCLOSED ENTRANCE PORCH Having tiled flooring and a door in to the hallway.

GUEST WC To include a refitted white suite with a low level WC, wash hand basin with built in vanity storage beneath, a front facing window, and granite tiled flooring.

LOUNGE DINER 22' 6" x 15' 1" (6.86m x 4.6m) A spacious lounge and dining area, the lounge has a brick built open fireplace as the focal point, a window to the front, coving, two radiators and a door leading in to the conservatory.

CONSERVATORY 11' 6" x 11' 11" (3.51m x 3.63m) Having patio doors with access and views over the rear garden, wood effect flooring.

FORMAL DINING ROOM 8' 9" x 17' 6" (2.67m x 5.33m) A large formal dining room with tiled flooring, patio doors giving direct access and views over the rear garden, full height designer radiator, spot lights and a door to the refitted kitchen.

FITTED BREAKFAST KITCHEN 16' x 14' (4.88m x 4.27m) Two pvc double glazed windows to rear, one and a half bowl sink unit with boiling water tap, set into sweeping black Granite work surfaces with upstands; there are a comprehensive range of fitted high gloss handle less units to both base and wall level including drawers, integrated fridge, freezer and dishwasher, twin elevated electric stainless steel ovens, flush fitting induction hob having feature shaped extractor canopy over, contemporary tall radiator, four space matching black onyx breakfast bar, tiled flooring, spot lights throughout and access to the garage.

ENCLOSED REAR LOBBY/PORCH Pvc double glazed window to rear, double glazed double French doors open to rear patio/garden, tiled floor.

HOME OFFICE 16' 4" x 8' 4" (4.98m x 2.54m) Offering a multitude of uses and would make an ideal home office or further sitting room with a front facing window and radiator.

From the hallway a staircase rises to the first floor galleried landing which is a real feature of this home, it can easily house a sitting/office area and could be sectioned off to create a 6th bedroom if required, two front facing windows, radiator and doors to:



MASTER BEDROOM 15' x 13' 5" (4.57m x 4.09m) Having a window to the rear, double glazed French door and window to side balcony, radiator, two double and three single fitted wardrobes.

EN-SUITE SHOWER ROOM To include a matching white suite comprising large shower cubicle with glazed splash screen, wall hung wide wash hand basin with double base unit beneath, low level WC, tiled walls, heated towel rail and tiled flooring.

BEDROOM TWO 13' 4" max 8' min x 12' max 5' 5" min (4.06m max 2.44m min x 3.66m max 1.65m min) Having two windows to the front, radiator and a door to:

EN-SUITE SHOWER ROOM Including a matching white suite comprising shower cubicle with glazed splash screens, wash hand basin with base unit beneath, tiled splash back, low flushing WC, heated towel rail and tiled flooring.

BEDROOM THREE 13' x 10' 7" (3.96m x 3.23m) Having a front facing window, fitted wardrobes and radiator.

BEDROOM FOUR 11' 4" x 10' 4" plus door recess (3.45m x 3.15m) Having a window to the rear, radiator, fitted wardrobes with storage cupboards over and radiator.

BEDROOM FIVE 8' 8" x 8' 3" (2.64m x 2.51m) Having a window to the rear and radiator.

FAMILY BATHROOM Including a matching white suite comprising bath having fitted shower over and side splash screen, wash hand basin, low level WC, complementary tiling to walls, heated towel rail and tiled flooring.

DOUBLE GARAGE COMBINING LAUNDRY AREA 17' 9" x 16' 2" (5.41m x 4.93m) Electric remotely operated garage door, single drainer sink unit set into work surfaces, plumbing for washing machine, spaces for dryer and fridge freezer. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Paved patio area for entertaining leading to a lawned garden having good degree of privacy with mature trees and shrubs to the boundaries and being ideal for the family buyer.

Council Tax Band G Birmingham City Council

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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