

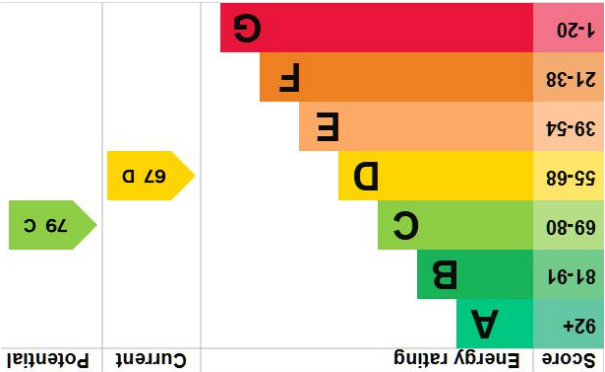
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Vastly Extended Family Home
- NO UPWARD CHAIN
- Beautiful Landscaped Rear Garden
- Formal Lounge & Separate Dining/Family Room
- Fitted Kitchen & Conservatory



Streetly Crescent, Four Oaks,
Sutton Coldfield, B74 4PZ

Offers In Region Of
£625,000



Property Description

This lovely family home has been thoughtfully extended to accommodate the growing family and offers much space for entertaining as well as the most beautiful rear garden which will suit the discerning buyer. Approached via a large block paved drive way the home is entered through an enclosed porch leading to a hallway, there is a large lounge and dining room with a feature walk in Inglenook fireplace, a further large reception room offering a multitude of uses and having access to the conservatory with views over the stunning rear garden, a fitted kitchen/breakfast room and guest WC. On the first floor there are three double bedrooms the master has an en-suite shower room, there is also a spacious principal bathroom and to complete the home there is a double garage and a wonderful rear garden with a separate garden room with light and power offering a multitude of uses with attached potting shed / greenhouse. Superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres and being a stone's throw away from the beauty of Sutton Park.

Being sold with the benefit of no upward chain, an early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY A lovely entrance with Oak flooring throughout, an obscured front facing window allows natural light, a staircase rising to the first floor, coving, radiator and a door to the formal lounge & dining area.

LOUNGE & DINING AREA 26'4" x 10'5" (8.03m x 3.18m) A large formal living and dining room ideal for entertaining with an Inglenook fireplace as the focal point with a living flame log burner style gas fire with windows to either side and slate hearth and down lights, a bow window to the front, deep coving, radiator and leading in to the dining area with a picture window into the conservatory and double doors leading in to:

FORMAL DINING/RECEPTION ROOM 18'10" x 8'5" (5.74m x 2.57m) Offering a multitude of uses with Oak flooring, deep coving, radiator and tri-folding doors into the conservatory.

CONSERVATORY 11'9" x 18'9" (3.58m x 5.72m) Enjoying views over the beautifully landscaped rear garden, Oak flooring, radiator and patio doors to the side.

FITTED KITCHEN 15'10" x 11'8" (4.83m x 3.56m) Includes a stylish and comprehensive range of wall units with lighting and base mounted units with black granite worksurfaces, splashbacks and breakfast bar; Range style cooker with extractor fan over, integrated microwave oven, full sized integrated fridge and separate freezer; dishwasher, sink and drainer unit; window to the rear and door to the side; coving, radiator and tiled flooring throughout.

GUEST WC & CLOAKS CUPBOARD A matching white low level WC & wash hand basin with integrated vanity storage, tiled walls and flooring, side facing window, radiator, extractor fan, large larder/broom cupboard, cloaks cupboard and further laundry cupboard which currently houses the washing machine and tumble dryer.

From the hallway a staircase rises to the first floor landing with a front facing window, loft access, coving and doors to:

BEDROOM ONE 18'8" x 10'5" (5.69m x 3.18m) A large principal bedroom with fitted bedroom furniture including wardrobes with shelving and hanging space, storage above bed recess with display units and bedside tables, a window to the front and a door to the en suite shower room.

EN SUITE SHOWER ROOM A white suite with double width walk in shower cubicle and shower screen, a low level WC, wash hand basin, bidet, fully tiled walls, a window to the rear and radiator.

BEDROOM TWO 18'9" x 8'4" (5.72m x 2.54m) Having a window to the rear, radiator and coving.

BEDROOM THREE 15'11" x 11'6" (4.85m x 3.51m) Having a window to the rear, radiator and coving.

FAMILY BATHROOM Includes a matching white suite with a panelled bath and separate fully tiled corner shower cubicle, low level WC, wash hand basin, full height shelved linen cupboard, front facing window and radiator.

GARAGE 14'10" x 12'7" (4.52m x 3.84m) With an electric up and over door to the front. Belfast sink with hot and cold taps and separate hose tap. (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 the most beautiful garden with a generous patio area for entertaining, outside tap, garden power and lighting, a large lawn surrounded by trees, shrubs and flowering borders, a large ornamental fish pond, a pergola leads you to the upper rear garden where there is a further lawned area with flower beds and a 20' x 10' (6m x 3m) garden room with light and power (inside and outside) which could make an ideal home office/gym/workshop and also has a (2.8m x 2.4m) potting shed / greenhouse to the front and there is a separate tool shed. This garden offers a high degree of privacy and tranquillity and must be seen to be truly appreciated.

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, limited for Vodafone and data likely available for EE, Three, limited for O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 0.8Mbps.
Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16Mbps.
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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