

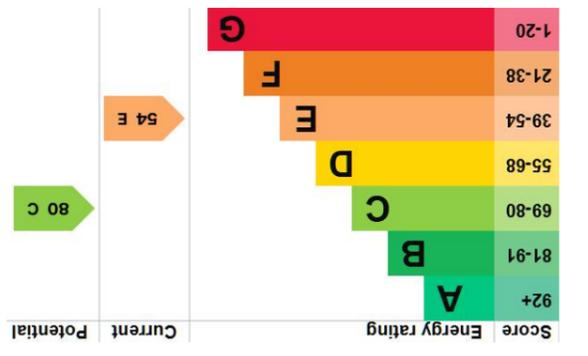
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE**



"How does this help me?"
LEGAL READY

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



- Beautifully Presented Throughout
- Open Plan Living/Dining Room & Fitted Kitchen
- Conservatory & Utility Room With WC
- Three Double Bedrooms & Office

Tamworth Road, Sutton Coldfield, B75 6DZ

£575,000





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. Approached via a driveway to the front the home is entered through a panelled hallway with access to a formal lounge to the front, a beautiful refitted kitchen leads in to a sitting/dining area which in turn leads out to a conservatory, a utility room and WC, on the first floor there are three double bedrooms plus a home office/nursery and a luxury refitted family bathroom. To complete the home there is a garage and large south facing garden, 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 lovely entrance hallway with original panelling, vintage style radiator, a returning staircase rising to the first floor with a side facing stained glass window and doors to:

FORMAL LOUNGE 14' 11" x 12' (4.55m x 3.66m) Having a deep walk in bay window to the front aspect with stained glass inserts, a multi fuel log burner as the focal point, vintage style radiator and coving.

OPEN PLAN KITCHEN/LIVING ROOM 11' x 25' 2" (3.35m x 7.67m) A beautiful open plan kitchen, dining/living room, the kitchen has been expensively refitted to now include a stylish range of matching wall and base mounted units with complementing Granite work surfaces over, integrated double oven and extractor fan over, integrated dish washer, large central island incorporating a breakfast bar, sink and drainer unit, rear facing window, a lovely walk in pantry, full height radiator and opening in to the living/dining area with a contemporary raised fireplace as the focal point, built in shelving and storage, a door returning to the hallway and a further doors in to the conservatory.

CONSERVATORY 12' 5" x 10' (3.78m x 3.05m) Views and access over the large south facing rear garden, a door to the side provides access to the patio.

UTILITY ROOM 17' 11" x 5' 2" (5.46m x 1.57m) To include a further range of matching units, plumbing and space for white goods, space for a fridge freezer, doors to front and rear and two lantern lights over head, spot lights, radiator and a door to the WC.

WC A white suite with low level WC & wash hand basin.

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

BEDROOM ONE 12' x 11' 11" (3.66m x 3.63m) A great sized master with a half panelled walls with a window to the front and radiator.

BEDROOM TWO 12' 3" x 12' 5" (3.73m x 3.78m) Having a cast iron fire surround as the focal point, picture rail, front facing window and vintage radiator.

BEDROOM THREE 10' 11" x 11' 4" (3.33m x 3.45m) Having a window to the rear and radiator.

HOME OFFICE/NURSERY 6' 3" x 6' 7" (1.91m x 2.01m) Two side facing windows and loft access.

LUXURY FAMILY BATHROOM A beautifully refitted family bathroom to include a freestanding bath and separate walk in shower cubicle, integrated vanity storage with wash hand basin and integrated WC, contemporary full height radiator, fully tiled walls, rear facing window and spot lights.

GARAGE 14' 10" x 8' 1" (4.52m x 2.46m) (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 very large private south facing garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders, a picket fence leads to a vegetable patch, greenhouse and shed, the whole garden offers maximum privacy, provides a picturesque setting and is ideal for the family buyer.

Council Tax Band E 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 11 Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 34 Mbps. Highest available upload speed 7Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, Virgin Media

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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