

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

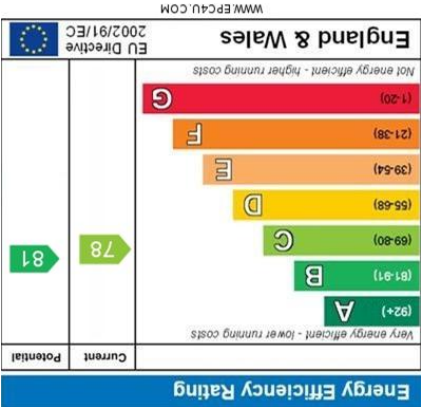


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Executive 4 Bedroom Detached Family Home
- Private Road Off Worcester Lane
- Open Plan Kitchen/Dining/Family Room
- Master With En Suite Shower Room



Old Marl Close, Four Oaks, Sutton Coldfield, B75 5NF | Asking Price Of £550,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location and being in the catchment area 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. Old Marl Close is a private road off Worcester Lane and this executive four bedroom detached family home offers superb living accommodation and is entered via a large hallway with guest WC, a formal lounge to the front of the home, a beautiful full width fitted kitchen, dining and family room with utility room off, on the first floor there are four bedrooms the master has an en suite shower room and luxury family bathroom, to complete the home there is a garage and private enclosed rear garden.

Homes of this size and standard are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**ENTRANCE HALLWAY** 7' 10" x 16' 9" (2.39m x 5.11m) A large entrance hallway with a staircase rising to the first floor, tiled flooring, radiator and doors to:

**GUEST WC** To include a matching white suite with low level WC, suspended wash hand basin, radiator and tiled flooring.

**FORMAL LOUNGE** 11' 10" x 16' 7" (3.61m x 5.05m) Having a window to the front and radiator.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 10' 10" x 28' (3.3m x 8.53m) A superb open plan multifunctional kitchen, living and dining room, the kitchen includes a contemporary range of contrasting wall and base mounted units with complementing work surfaces over with concealed soft lighting, integrated double oven and induction hob with extractor fan over, integrated fridge freezer and dishwasher, sink and drainer unit, a rear facing window opening in to the living and dining area with bi folding doors leading out to the private rear garden, a further window allowing natural light, tiled flooring throughout, two radiators and a door to the utility room.

**UTILITY ROOM** 8' 4" x 4' 3" (2.54m x 1.3m) Further matching range of base units, plumbing and space for white goods, sink and drainer unit and door to the garage.

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

**BEDROOM ONE** 10' 3" x 12' 6" (3.12m x 3.81m) A large master bedroom with a range of fitted wardrobes with mirrored fronts with shelving and hanging space, front facing window, radiator and door to:-

**EN SUITE SHOWER ROOM** To include a matching white suite with a double width walk in tiled shower cubicle, low level WC, suspended wash hand basin, heated towel rail and front facing window.

**BEDROOM TWO** 11' 10" x 9' 9" (3.61m x 2.97m) Having a window to the rear, fitted wardrobes with mirrored fronts with shelving and hanging space and radiator.

**BEDROOM THREE** 10' 3" x 12' 6" (3.12m x 3.81m) Having a window to the front and radiator.

**BEDROOM FOUR** 8' 4" x 9' 6" (2.54m x 2.9m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A luxury family bathroom with a white suite with a panelled bath with shower over and shower screen, suspended wash hand basin, low level WC, heated towel rail and rear facing window.

**GARAGE** 8' 3" x 16' 8" (2.51m x 5.08m) (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 lovely private garden with a composite decked area for entertaining, mainly lawned to lawn with mature trees and shrubs to the boundaries offering maximum privacy there is also side access.

**AGENTS NOTE** The property is freehold and as it is a private road there is a current service charge of approx. £200 per annum for general upkeep.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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.

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

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323