

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

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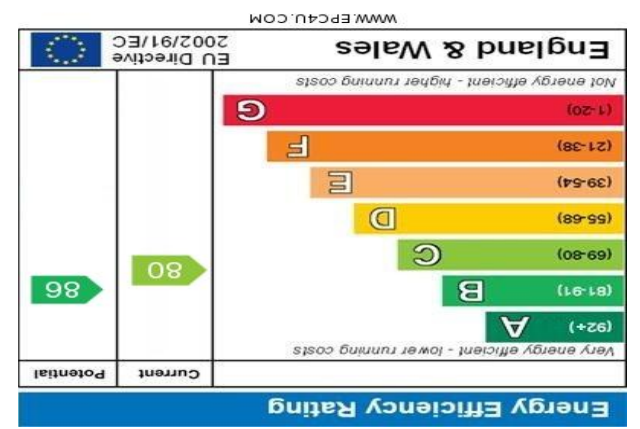


LEGAL READY

"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 Town Centre Location
- Expensively Refurbished & Extended
- Magnificent Open Plan Kitchen/Dining/Family Room
- Formal Lounge
- Home Office & Guest WC
- 4 Bedrooms

Distinctive & rural homes

Whitehouse Common Road,
 Sutton Coldfield, B75 6EU

Offers In Region Of
 £750,000



Property Description

Green and Company are delighted to offer to the market this superbly presented and vastly extended 4 bedroom executive detached family home situated within a highly sought after area of Sutton Coldfield. No expense has been spared by the current owners to create a truly magnificent spacious, modern home which still combines original features combined with the convenience of modern day living. 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 Sutton Coldfield Town centre. Approached via a large driveway to the front with inset lighting and electric car charging point, the home is entered through a hallway with guest WC, a home office and formal lounge to the front, a magnificent open plan kitchen, dining and family room and a utility room off. On the first floor the spacious accommodation continues with a large master bedroom with stunning en suite shower room, bedroom 2 also has a luxury en suite shower room and bedrooms 3 and 4 share a Jack and Jill en suite shower room, to complete the home there is a very large private garden with a Gym/Office with further storage to the rear.

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

In brief the accommodation comprises:

DRIVEWAY Landscaped front garden with re-laid driveway with charging point and decorative inset spot lighting.

HALLWAY A large hallway with a staircase rising to the first floor, full height designer radiator, spot lights and doors to:

FORMAL LOUNGE 14' 7" to bay x 13' 6" (4.44m x 4.11m) Having a walk in bay to the front aspect, designer radiator, a beautiful feature fireplace as the focal point.

OFFICE 8'min x 11' 7" max (2.44m x 3.53m) A superb sized home office with a window to the front aspect and designer radiator.

GUEST WC To include a low level WC, a black suspended wash hand basin, designer radiator and side facing window.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 21' max x 28' 8" (6.4m x 8.74m) A magnificent multi-functional open plan kitchen, living and dining room, the kitchen includes a comprehensive and expensive range of matching wall and base mounted units with complementing Quartz work surfaces over with soft closing drawers and storage solutions, integrated Neff glide and slide double oven, induction hob with down draft extractor, space and plumbing for an American style fridge freezer, wine cooler, integrated recycling cupboard, Belfast sink, integrated dish washer, large central island with breakfast bar, a rear window, opening in to the dining and family room with bi folding doors giving access and views over the large rear garden, Orangery lantern light, 3 designer radiators, spot lights throughout, dual zone underfloor heating and a door to the utility room.



UTILITY ROOM 7' 7" x 8' 2" (2.31m x 2.49m) To include a further matching range of wall and base mounted units, sink and drainer unit, plumbing and space for white goods, radiator, dual zone underfloor heating and a door to the side.

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

BEDROOM ONE 11' 8" x 14' 4" (3.56m x 4.37m) A stunning master bedroom with a range of full width fitted wardrobes with shelving, hanging and storage space, a window to the rear, radiator and a door to the en suite bathroom.

EN SUITE BATHROOM A luxury en suite bathroom with a free standing over sized bath tub, a walk in shower cubicle with rain fall shower and separate shower head, his and hers circular wash hand basins with Quartz tops and vanity storage beneath, low level WC, designer radiator and heated towel rail.

BEDROOM TWO 10' 6" max x 16' (3.2m x 4.88m) A large bedroom with 2 windows to the front aspect, radiator, over stairs storage cupboard, 2 radiators and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM Beautifully appointed with a fully tiled walk in shower cubicle with multi head attachment, wash hand basin with vanity storage, low level WC, heated towel rail and side facing window.

BEDROOM THREE 10' 1" x 11' 9" (3.07m x 3.58m) Having a window to the rear, built in wardrobe with shelving and hanging space, radiator and a door to the Jack and Jill en suite shower room.

EN SUITE SHOWER ROOM To include a fully tiled walk in shower cubicle, integrated wash hand basin, WC, and vanity storage, side facing window, heated towel rail and a door to bedroom 4.

BEDROOM FOUR 9' 10" x 11' 9" (3m x 3.58m) Having a window to the front, radiator and built in wardrobe.



OUTSIDE To the rear of the home there is a stunning large and private garden with a Cedar wrapped log cabin (5 metres x 4 metres) which is currently used as a gym but offers a multitude of uses with power and light and excellent storage facilities to the rear, the garden is surrounded by mature trees and shrubs to the boundaries offering maximum privacy and ideal for the family buyer.

COUNCIL TAX BAND D 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.

