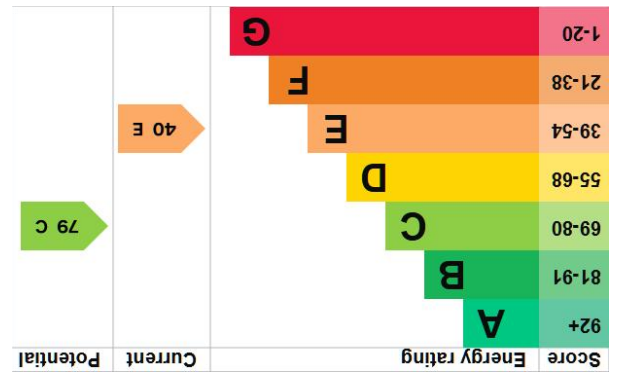


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A Beautiful Extended Family Home
- Highly Sought After Cul De Sac Location
- Open Plan Kitchen/Dining/Family Room
- Formal Lounge
- Home Office * Utility & Shower Room

Knighton Close, Four Oaks,
 Sutton Coldfield, B74 4BA

£650,000



Property Description

Occupying a highly sought after quiet cul de sac 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 having superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This beautiful "Streather" built family home has been thoughtfully and expensively renovated by the current owner and combines many original features with the convenience of modern day living and offers versatile living accommodation being ideal for the family buyer. Having an elevated position at the top of the cul de sac the home is approached via a large driveway and is entered through an enclosed porch leading to a welcoming hallway, a formal lounge to the front, a beautiful open plan kitchen, dining and family room. An inner lobby leads to a separate utility room, guest shower and cloak room and a further reception room offering a multitude of uses and currently a home office, this space could also be used as a separate annexe if required. To complete the home there is a lovely private garden and it is also being sold with the benefit of having no upward drain.

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

In brief the accommodation comprises:

ENCLOSED PORCH With original leaded fan light windows and terracotta floor tiles.

ENTRANCE HALLWAY 12' 11" x 7' 10" (3.94m x 2.39m) A spacious entrance hallway with paneled walls, a staircase rising to the first floor, original oak flooring, vintage radiator and doors to:

FORMAL LOUNGE 12' 9" x 12' 5" (3.89m x 3.78m) Beautifully presented with a log burner as the focal point, a deep walk in bay to the front aspect, full height radiator and coving.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 11' 7" x 17' 2" (3.53m x 5.23m) PLUS 21' 9" x 12' 1" (6.63m x 3.68m)
The kitchen includes a stylish and traditional range of full height and base mounted units with quartz work surfaces over, space for a range cooker with extractor fan over, space for a dishwasher, sink and drainer unit, space for a wine cooler, space for a fridge/freezer, feature island including breakfast bar, spice cupboards and space for a microwave, tiled flooring, full height radiator, two rear facing windows, over head spotlights and opening in to the family/dining area with patio doors to the rear, a further side facing window allowing natural light and full height radiator.

WALK IN PANTRY Directly off the kitchen with shelving and original terracotta floor tiles.

From the kitchen there is access to an inner lobby with doors to:

UTILITY ROOM 6' 6" x 6' 3" (1.98m x 1.91m) To include wall and base units with quartz work surfaces over, display shelving, Belfast sink, space and plumbing for white goods, heated towel rail, tiled flooring and a large roof window within a vaulted ceiling.

HOME OFFICE/FAMILY ROOM 13' 1" x 7' 11" (3.99m x 2.41m) A room offering a multitude of uses with a front facing window and full height radiator.

SHOWER ROOM A matching suite with a fully enclosed and tiled shower cubicle, suspended wash hand basin, low level WC and heated towel rail.

The inner lobby also leads to an outdoor bin area giving direct access to the front of the property and to the rear garden.

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

BEDROOM ONE 15' 7" x 8' 5" (4.75m x 2.57m) Having a window to the front, radiator and a door to the en suite shower room.

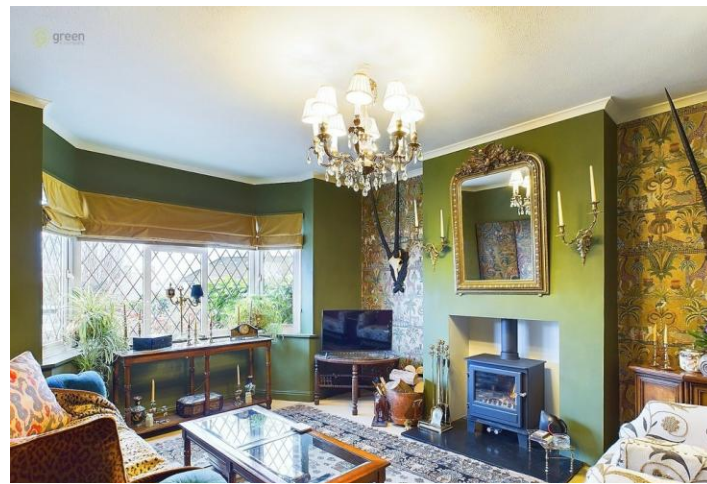
EN SUITE SHOWER ROOM A lovely en suite shower room with a fully tiled shower cubicle, display shelving/storage, suspended wash hand basin, low level WC, side facing window and heated towel rail.

BEDROOM TWO 14' 9" x 10' 5" (4.5m x 3.18m) Having a bay window to the front including a window seat with storage beneath, full width fitted wardrobes with shelving and hanging space and radiator.

BEDROOM THREE 13' x 12' 2" (3.96m x 3.71m) Having a window overlooking the garden to the rear and radiator.

BEDROOM FOUR 8' 10" x 7' 10" (2.69m x 2.39m) Having a window to the front and radiator.

FAMILY BATHROOM To include a matching white suite with a 1-shed bath with shower over and shower screen, suspended wash hand basin, low level WC, heated towel rail and window to the rear.



LOFT A generous sized loft space/hobby area with excellent ceiling height and roof windows. Further under-eaves storage on three sides.

OUTSIDE To the rear of the home there is a beautiful private garden with a patio area for entertaining, shed, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being 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 EE, limited for Three, O2, Vodafone and data available likely available for EE, limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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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