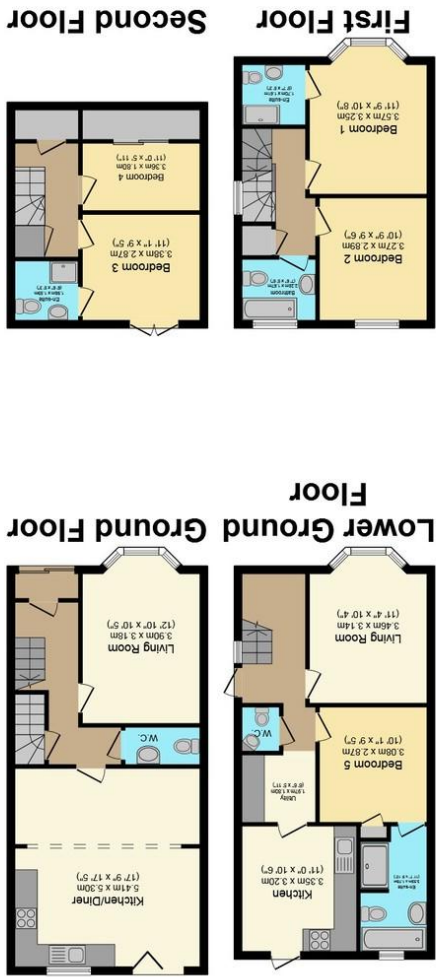
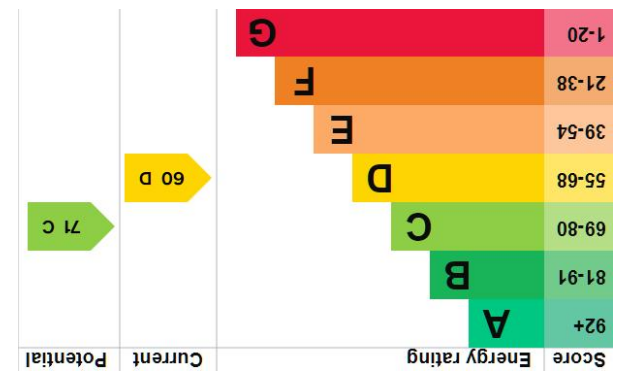


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

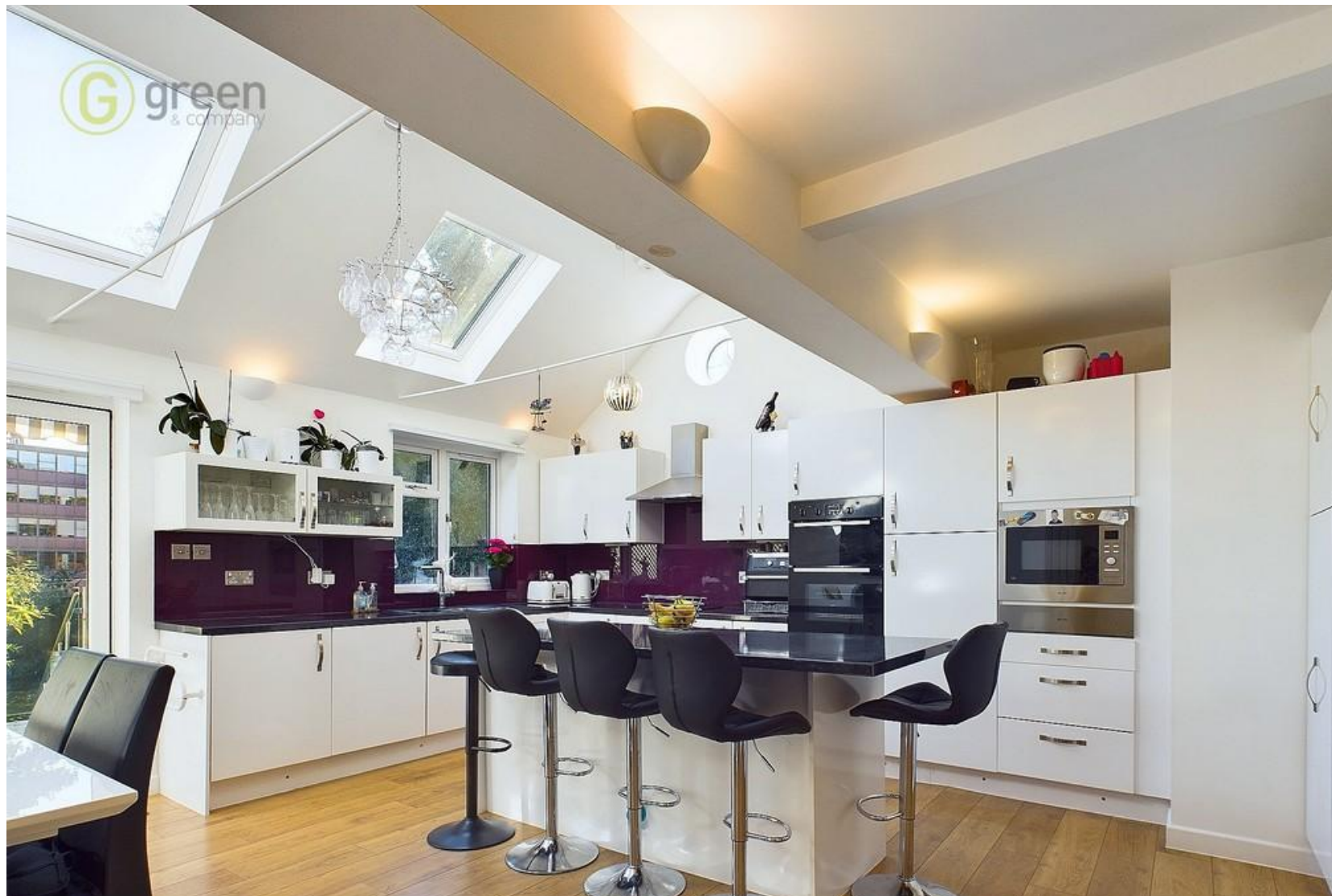
Total floor area 165.5 sq.m. (1,782 sq.ft.) approx
 This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focaglen.com



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.



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- Immaculately Presented 5/6 Bedroom, Four Bathroom Family Home
- Including A Luxurious 1/2 Bedroom Basement Apartment
- Sought After Location, Within A Short Distance to Sutton Coldfield Centre and Sutton Park

College Hill, Sutton Coldfield, B73 6HA

Asking Price Of £699,950



Property Description

*****NOW £699,950**WAS £750,000** **A RARE OPPORTUNITY TO FIND SUCH A SPACIOUS FAMILY HOME WITH AN ADDITIONAL 2 BEDROOM SELF CONTAINED APARTMENT*****

Green & Company are proud to market this truly stunning, recently refurbished, five bedroom, four story semi detached family home which simply must be viewed to be fully appreciated as it is deceptive from the outside. The property could be used as a spacious family home with a separate annexe for potential business or relative etc or alternatively part of the main house.

The apartment can be accessed via it's own external entrance to the side of the property, however internal access from the main residence can be created by utilising a doorway in the hall, thus creating integral living. The overall accommodation provides approximately 2077 sq.ft of living space. The ground floor accommodation has an entrance hall with stairs to the first floor, living room with feature bay window to front, guest w/c, a large kitchen diner extension with bi-folding doors leading to a raised patio area, ideal for entertainment. The well appointed kitchen offers a range of wall and base units, along with integrated appliances which include two fridge freezers, hob with extractor hood over, microwave, hot plate and finally a fridge and wine cooler which can be found in the sleek island unit. The first floor accommodation provides two double bedrooms, bedroom one with ensuite shower room a family bathroom with a fitted white suite. The second floor boasts two further double bedrooms, one of which has a Juliet balcony and ensuite shower room. The newly built self-contained basement flat provides a fitted kitchen, with space for appliances, w/c, double bedroom with ensuite shower room, a good size living room and stairs leading to external access. It also features a laundry room and W.C. The rear garden is fully enclosed, most laid to lawn with a porcelain patio area accessed seamlessly from the kitchen. The front of the property has a newly block paved driveway, providing off road parking for two cars.

LIVING ROOM 14' 10" x 11' 6" (4.52m x 3.51m)

KITCHEN/DINER 17' 9" x 17' 5" (5.41m x 5.31m)

BEDROOM ONE 15' 2" x 10' 10" (4.62m x 3.3m)

BEDROOM TWO 10' 8" x 10' 6" (3.25m x 3.2m)

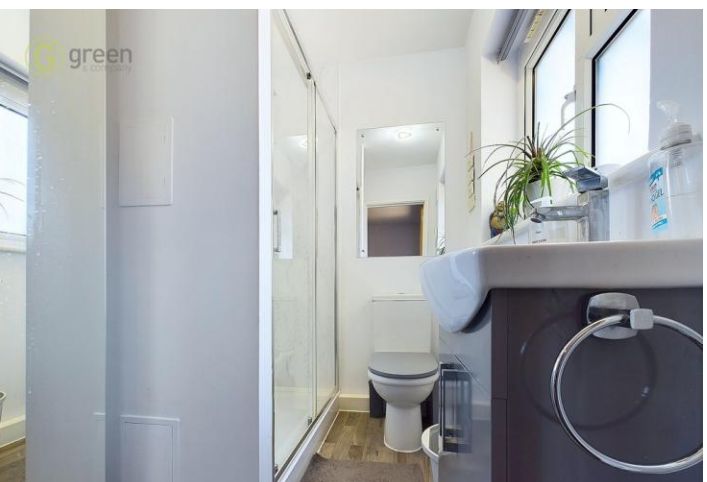
BEDROOM THREE 11' 2" x 10' 0" (3.4m x 3.05m)

BEDROOM FOUR 10' 0" x 7' 4" (3.05m x 2.24m)

BEDROOM 5 10' 2" x 9' 10" (3.1m x 3m)

BASEMENT LOUNGE 11' 2" x 10' 10" (3.4m x 3.3m)

BASEMENT KITCHEN 9' 0" x 9' 0" (2.74m x 2.74m)



Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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

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