

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



LEGAL READY

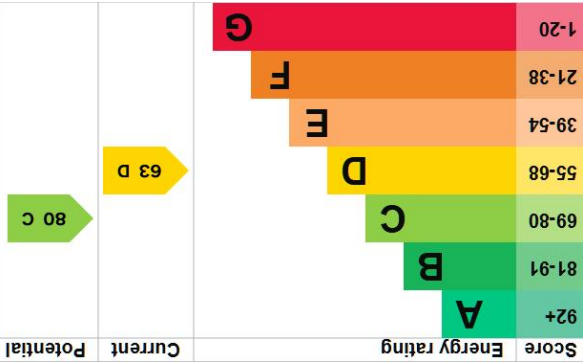
"How does this help me?"

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 Quiet Cul De Sac Location
- Vastly Extended Family Home
- 3 Double Bedrooms
- Luxury Family Bathroom
- Useful Loft Room
- Open Plan Lounge/Kitchen & Dining Area



Coburn Drive, Four Oaks, Sutton Coldfield, B75 5NT

Offers In Region Of
£450,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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 superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This family home has been thoughtfully and cleverly extended and now offers spacious and versatile living accommodation and must be viewed to appreciate the wealth of accommodation on offer. Approached via a large driveway the home is entered via a hallway leading to a formal lounge, a great sized open plan fitted kitchen/dining and family room with views and access over the private rear garden, a utility room and guest WC, on the first floor there are three double bedrooms and a luxury family bathroom, a pull down loft ladder also leads to a multipurpose loft room, to complete the home there is a converted garage store facility and a private enclosed garden with a home office/gym.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor landing, wood effect flooring, useful cloaks cupboard, radiator and a door to the formal lounge.

FORMAL LOUNGE 15' 11" x 12' 10" (4.85m x 3.91m) A great sized formal lounge with a feature exposed brick fireplace as the focal point, full width patio doors to the rear dining and living area, radiator and a door to the fitted kitchen.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 22' 8" x 7' 11" (6.91m x 2.41m) plus 10' x 11' 11" (3.05m x 3.63m) A superb kitchen, living and dining room ideal for socialising and entertaining, the fitted kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and under cupboard lighting, space for a Range style cooker with extractor fan over, integrated dish washer and fridge, Belfast sink opening in to the living and dining area with a vaulted ceiling with two Velux window lights overhead, full width sliding patio doors to the rear garden, ample space for a dining table and chairs for casual dining, under floor heating throughout, doors to both the covered side passage and utility room.

UTILITY ROOM 7' 6" x 7' 9" (2.29m x 2.36m) To include a further matching range of wall and base mounted units, sink and drainer unit, plumbing and space for white goods, heated towel rail a door to the garage/stores and Guest WC.

GUEST WC A matching white suite with low level WC, wash hand basin and heated towel rail.

COVERED SIDE 34' 4" x 5' 5" (10.46m x 1.65m) Access to both front and rear of the property.

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

BEDROOM ONE 13' 3" x 9' 6" (4.04m x 2.9m) Having a window to the front and radiator, over stairs built in storage cupboard.

BEDROOM TWO 12' 10" x 8' 11" (3.91m x 2.72m) Having a window to the rear and radiator.

BEDROOM THREE 12' 2" x 7' 10" (3.71m x 2.39m) Having a window to the rear and radiator.

LUXURY FAMILY BATHROOM A luxury family bathroom with a white suite with central tap, a fully enclosed corner shower cubicle, suspended wash hand basin with vanity storage beneath, low level WC, a feature slate wall, heated towel rail and rear facing window.



From the landing a pull down ladder leads to the loft room.

LOFT ROOM 10' 5" x 20' 9" (3.18m x 6.32m) Velux window and wall mounted heater.

CONVERTED GARAGE STORE 8' x 7' 11" (2.44m x 2.41m) To the rear of the home there is a private garden with a patio area for entertaining mainly lawned with access to the home office/gym

HOME OFFICE/GYM 14' 2" x 11' (4.32m x 3.35m) A superb addition and offering many uses and would be an ideal home office or Gym with two front facing windows and a further side window, fully insulated with power and light.

Council Tax Band D 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 available but limited for EE, Three O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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