

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

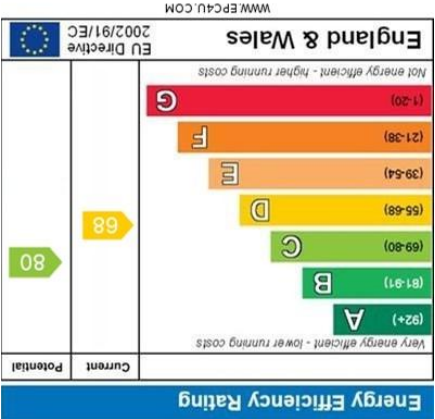


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- 4 Bedroom Executive Detached Family Home
- Quiet Cul De Sac Location Next To Sutton Park
- Refitted Kitchen Diner, Utility & Orangerie
- Formal Lounge
- Home Office



Millcroft Road, Streetly, Sutton Coldfield, B74 2EE

Offers In Region Of
£635,000



Property Description

Occupying a highly sought after quiet cul de sac location off the exclusive Thornhill Road and being next to Sutton Park, 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. Nestled at the top of the cul de sac this four bedroom executive detached family home is entered through a large porch and hallway with a guest WC, a formal lounge and separate home office/playroom/snug, a beautiful expensively refitted kitchen diner a separate utility room, a lovely Orangery overlooking the private rear garden, on the first floor there are four great sized bedrooms the master has an en suite shower room, a further family bathroom and to complete the home there is a double garage and private 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:

ENCLOSED PORCH Having a full height picture window in to the rear garden, radiator and door to the hallway.

HALLWAY A staircase rises to the first floor with a useful storage cupboard beneath, coving, radiator and doors to:

GUEST WC Having a white suite with low level WC, wash hand basin, radiator and front facing window.

HOME OFFICE/SNUG/PLAYROOM 7' 7" x 11' 3" (2.31m x 3.43m) Offering a multitude of uses and currently a home office with two side facing windows, a further window to the front aspect, coving and radiator.

FORMAL LOUNGE 11' 7" x 14' 9" (3.53m x 4.5m) A lovely formal living room with a feature fireplace as the focal point, a deep walk in bay to the side overlooking the private garden, coving and radiator.

FITTED KITCHEN AND DINING ROOM 26' 10" x 9' 7" (8.18m x 2.92m) The kitchen has been refitted to include a stylish and contemporary range of high gloss wall and base mounted units with complementing Granite work surfaces over, four ovens with integrated microwave, integrated dish washer and fridge, wine cooler, breakfast bar, sink and drainer unit, casual dining area, windows to the rear and side, full height radiator and further radiator to the dining area, a door to the rear garden and opening in to the Orangery and a further door to:

UTILITY 7' 8" x 7' 8" (2.34m x 2.34m) A further range of matching wall and base mounted units with Granite work surfaces over and tiled splash backs, sink and drainer unit, plumbing and space for white goods, gas combination boiler which was replaced in 2024.

ORANGERY 9' 3" x 9' 9" (2.82m x 2.97m) Enjoying views and providing access to the garden, down lighting and radiator.

From the hallway a staircase rises to the first floor landing with loft access and a further inner hallway leading to the master bedroom.

BEDROOM ONE 11' 9" x 10' 8" (3.58m x 3.25m) A lovely principal bedroom with a range of fitted wardrobes, a rear window, radiator,

EN SUITE SHOWER ROOM A white suite with a corner shower cubicle, wash hand basin with vanity storage beneath, heated towel rail and window.

BEDROOM TWO 11' 9" x 12' (3.58m x 3.66m) Having a range of fitted wardrobes, radiator and rear window.

BEDROOM THREE 7' 10" x 10' 7" (2.39m x 3.23m) A front facing window, built in wardrobe and radiator.

BEDROOM FOUR 6' 9" x 12' (2.06m x 3.66m) Having a window to the rear and radiator.

FAMILY BATHROOM A white suite with a panelled bath and separate shower cubicle, integrated vanity storage with low level WC and wash hand basin, heated towel rail and rear window.

GARAGE 17' 6" x 17' 3" (5.33m x 5.26m) Please check the suitability for their own vehicle/usage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN To the rear of the home there is a private landscaped garden with a raised patio area for entertaining and offering a most picturesque setting.

Council Tax Band F - Walsall

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

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.
Broadband Type = Superfast Highest available download speed 195 Mbps. Highest available upload speed 29 Mbps.

Networks in your area - No information available

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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WANT TO SELL YOUR OWN PROPERTY?
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