

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



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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Extended 3 Bedroom Family Home
- Large Lounge Diner
- Fitted Kitchen & Utility Room
- Three Great Sized Bedrooms
- Large Rear Garden
- Hallway With Guest WC



Lichfield Road, Four Oaks,  
Sutton Coldfield, B74 4DH

£435,000





## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after 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. Approached via a large driveway to the front the home is entered through a hallway with guest WC, a large through lounge and dining area with conservatory off, a fitted kitchen with utility area, on the first floor there are three double bedrooms, a shower room with separate WC, to complete the home there is a large private garden and garage.

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

In brief the accommodation comprises:

**HALLWAY** Having wood effect flooring, a staircase rising to the first floor, radiator, doors to:

**GUEST WC** A matching white suite with a low level WC, suspended wash hand basin and useful under stairs storage cupboard.

**LOUNGE/DINING ROOM** 23' 6" x 10' 1" (7.16m x 3.07m) A spacious lounge and dining area with a window to the front aspect, display units, wood effect flooring, two radiators and double doors leading in to the conservatory.

**CONSERVATORY** 12' x 10' 7" (3.66m x 3.23m) Offering a multitude of uses with tiled flooring, radiator, patio doors to the side and providing access and views over the large private garden.

**FITTED KITCHEN** 13' 3" x 9' 4" (4.04m x 2.84m) To include a matching range of wall and base mounted units with complementing work surfaces over and matching splash backs, display cabinets and under cupboard lighting, a Range style cooker with extractor fan over, sink and drainer unit, space for a fridge freezer, tiled flooring, radiator and door to covered side/utility area.

**UTILITY & COVERED SIDE** 19' 8" x 4' 2" (5.99m x 1.27m) Having wall and base mounted units, plumbing and space for white goods, sink and drainer unit, rear storage cupboard, doors providing access to front and rear.

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

**BEDROOM ONE** 13' 5" x 10' 3" (4.09m x 3.12m) Having a window to the rear, two sets of built in wardrobes and radiator.

**BEDROOM TWO** 9' 9" x 10' 3" (2.97m x 3.12m) Having a window to the front, fitted wardrobes and storage cabinets, front facing window and radiator.

**BEDROOM THREE** 7' 7" x 9' 6" (2.31m x 2.9m) Having a window to the rear, storage cupboard and radiator.

**SHOWER ROOM** Corner shower cubicle, wash hand basin with vanity storage beneath, heated towel rail, side facing window and separate WC off the landing.

**GARAGE** 14' 3" x 7' 6" (4.34m x 2.29m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a large private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, O2, Three, limited for Vodafone and data likely available for EE, O2, Three, limited for Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach

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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