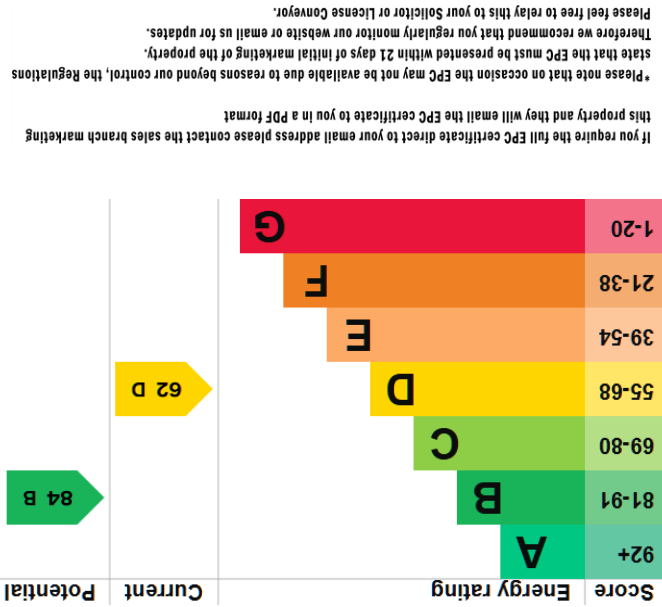


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Large Lounge Diner
- Conservatory
- 3 Great Sized Bedrooms
- Large Rear Garden
- Lovely Fitted Kitchen



Grange Lane, Four Oaks, Sutton Coldfield, B75 5JX

Asking Price £350,000



## Property Description

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. This superb three bedroom family home is approached via a driveway and is entered through an enclosed porch leading to the hallway, there is a great sized through lounge and dining leading to a conservatory, a recently fitted kitchen has access directly in to the garage, on the first floor there are three great sized bedrooms and a family bathroom with a white suite and to complete the home there is a large private garden being ideal for the family buyer.

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

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having a staircase rising to the first floor, radiator and doors to:

**LOUNGE DINER** 10' 10" x 27' 8" (3.3m x 8.43m) A great sized through lounge and dining room, there is a deep walk in bay to the front aspect, a feature fireplace as the focal point, radiator, coving and opening to the dining area with a further radiator, coving and leading in to the conservatory.

**CONSERVATORY** 9' 6" x 7' 7" (2.9m x 2.31m) Providing a multitude of uses with access and views over the large rear garden.

**FITTED KITCHEN** 6' 4" x 15' 10" (1.93m x 4.83m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated wine rack, space for a cooker with extractor fan over, space for a dish washer and washing machine, sink and drainer unit, walk in pantry, full height contemporary radiator, rear facing window and a door to the garage.

From the hallway a staircase rises to the first floor landing with a side frosted window allowing natural light, loft access and doors to:

**BEDROOM ONE** 8' 9" x 15' 3" (2.67m x 4.65m) A lovely sized master bedroom with a deep walk in bay to the front access, fitted wardrobes with shelving and hanging space and radiator.

**BEDROOM TWO** 10' 6" x 11' 9" (3.2m x 3.58m) A further double bedroom with fitted wardrobes, a window to the rear and radiator.

**BEDROOM THREE** 6' 10" x 9' 1" (2.08m x 2.77m) Having a window to the front and radiator.

**FAMILY BATHROOM** Includes a matching white suite with a corner bath and separate enclosed shower cubicle, wash hand basin, low level WC, heated towel rail and window to the rear.

**GARAGE** 7' 4" x 18' 6" (2.24m x 5.64m) (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 and surrounded by mature trees, shrubs and flowering borders offering maximum privacy and being ideal for the family buyer.

Council Tax Band C 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 likely available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.  
20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. 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.

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 Conveyer.

**WANT TO SELL YOUR OWN PROPERTY?**  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323