

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



**LEGAL READY**

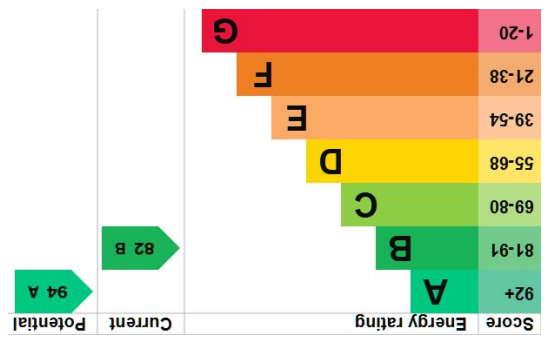
"How does this help me?"

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 Conveyer.



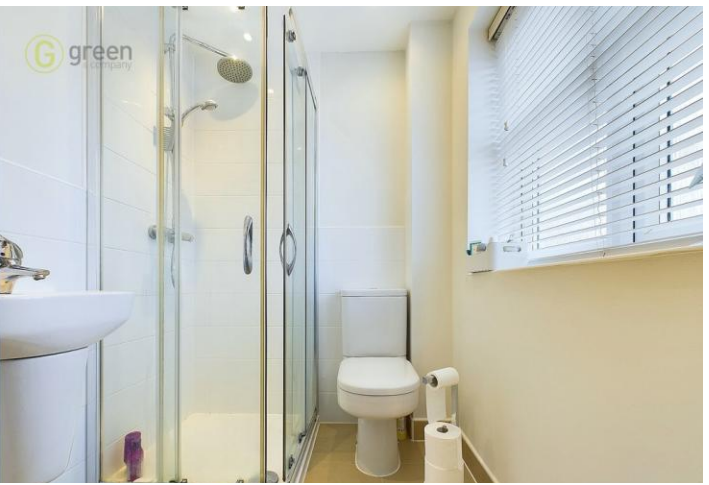
Four Oaks | 0121 323 3323



- Highly Sought After Location
- Private Road Within Four Oaks
- Large Driveway
- Spacious Lounge Diner
- Fitted Kitchen
- Guest WC

Old Marl Close, Four Oaks, Sutton Coldfield, B75 5NF

Offers In Region Of  
**£375,000**



## Property Description

Introducing this superbly presented and neutrally decorated semi-detached property. With its ideal location offering excellent public transport links, nearby schools, local amenities, and serene green spaces, this home truly provides the perfect environment for a comfortable and convenient lifestyle. Situated in a peaceful and quiet area, you will be welcomed into a strong local community.

This modern property boasts three well-proportioned bedrooms, each offering unique features. Bedroom one showcases both an en-suite bathroom and built-in wardrobes, providing you with ample storage and privacy. Bedroom two is a spacious and versatile room, allowing you to personalize it to suit your needs. Bedroom three is flooded with natural light, creating a bright and inviting space.

The ground floor of this property is designed for modern living, with its open-plan reception room providing a seamless flow to both the kitchen and the garden. The reception room benefits not only from the garden view but also grants direct access to it, making it the perfect setting for both indoor and outdoor entertaining.

The modern kitchen is equipped with high-quality appliances, ensuring that all your culinary needs are met. Whether you are a seasoned chef or simply enjoy preparing meals for your loved ones, this well-appointed kitchen provides the perfect space for you to showcase your culinary skills.

With its excellent council tax band, this property offers great value for money. Don't miss out on this wonderful opportunity to make this house your home. Contact us today to arrange a viewing and be prepared to be captivated by the remarkable features and potential this property has to offer.

In brief the accommodation comprises:

HALLWAY

GUEST WC

LOUNGE & DINING ROOM 15' 3" x 18' 5" (4.65m x 5.61m)

FITTED KITCHEN 8' 4" x 8' 7" (2.54m x 2.62m)

LANDING

BEDROOM ONE 9' 9" x 8' 11" (2.97m x 2.72m)

ENSUITE SHOWER ROOM

BEDROOM TWO 8' 4" x 11' 6" (2.54m x 3.51m)

BEDROOM THREE 6' 6" x 11' 5" (1.98m x 3.48m)

FAMILY BATHROOM

OUTSIDE Enclosed private garden with gated access to the front driveway.

AGENTS NOTE The home is situated on a private driveway and there is an annual charge of approx. £200 per annum (£100 per 6 months) payable to Centric property management

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 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

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