



Property Description

Occupying a highly sought after corner position within a quiet cul de sac 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. The home has been cleverly and thoughtfully extended and offers spacious living accommodation over two floors. Approached via a large driveway to the front with an additional driveway to the side the home is entered via a hallway with access to a large lounge and dining area, a beautiful modern open plan kitchen/living/dining room with utility room off, a guest WC and cloak room, on the first floor there are four generous bedrooms the master has a dressing area and en suite shower room there is also a family bathroom and to complete the home there is a garage and a low maintenance rear 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:

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

LOUNGE & DINING ROOM 31' 10" x 9' (9.7m x 2.74m) A spacious lounge and dining area with a bay window to the front aspect, wood effect flooring throughout, two radiators, part underfloor heating, coving, two ceiling roses and rear doors to the garden a further door to the kitchen diner.

KITCHEN/DINING FAMILY ROOM 16' 3" x 16' 5" (4.95m x 5m) Beautifully refitted and extended to create a multifunctional living, dining and entertaining space, the kitchen includes a comprehensive range of high gloss matching wall and base mounted units with complementing work surfaces over, integrated oven and microwave oven, induction hob and extractor fan over, integrated dish washer and fridge freezer, central island including sink and drainer unit and breakfast bar, bi-folding doors to both rear and side and a door to the utility room.

UTILITY ROOM 9' 6" x 7' 4" (2.9m x 2.24m) To include a further range of matching wall and base mounted units with complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, doors to the garage and rear garden.

CLOAK ROOM & WC A level WC and wash hand with vanity storage beneath, full height doaks cupboard for storage.

HOME OFFICE/SNUG 7' 11" x 11' 6" (2.41m x 3.51m) Offering a multitude of uses with a bay window to the front and radiator.

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

BEDROOM ONE 7' 9" x 16' 9" (2.36m x 5.11m) A large master bedroom with a front facing window, dressing area, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM A matching white suite with a corner shower cubicle, wash hand basin, low level WC and rear facing window.

BEDROOM TWO 9' 3" x 12' 5" (2.82m x 3.78m) Having a window to the front and radiator.

BEDROOM THREE 9' 1" x 10' (2.77m x 3.05m) Having a window to the rear and radiator.

BEDROOM FOUR 8' 1" max x 9' 4" max (2.46m x 2.84m) Having a window to the front.

FAMILY BATHROOM Includes a matching white suite with a P shaped bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, a window to the rear and heated towel rail.

GARAGE 9' 8" x 17' 4" (2.95m x 5.28m) (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 private low maintenance garden with fenced boundaries, a patio area for entertaining and astro turf lawn.



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 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 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?
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