

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



LEGAL READY

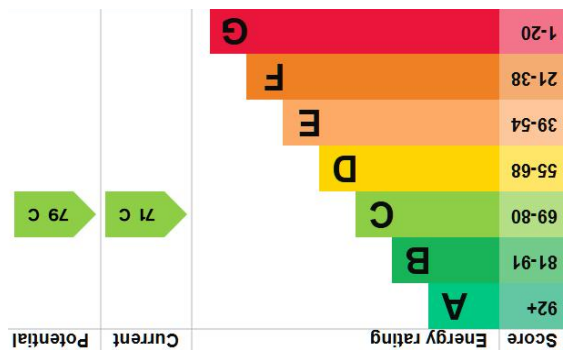
"How does this help me?"

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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- An Extended 5 Bedroom Family Home
- 2 Formal Reception Rooms
- Expensively Fitted Kitchen Diner
- Utility Room & Guest WC



Bennett Road, Four Oaks, Sutton Coldfield, B74 4TH

Offers In Region Of
 £850,000



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 a well as superb shops, bars, bistros and restaurants of Mere Green, which are a short walk away. Sutton Park, a 2,400 acre National Nature Reserve, one of the largest urban parks in Europe, is literally on the doorstep. This beautifully presented and thoughtfully extended five-bedroom family home is entered via an enclosed oak porch with access to a large hallway, an extended formal lounge and separate dining room, a thoughtfully designed kitchen diner with Corian worktops and a fantastic island, perfect for hosting guests or quieter breakfasts. A guest WC, utility room with space for a washer and dryer complete the ground floor with the practical spaces you would expect from a house of this size. The utility room provides internal access to the garage and rear garden offering a large privately enclosed space. On the first floor there are five generous bedrooms the master has a luxury en suite shower room and a luxury family bathroom.

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 OAK ENTRANCE PORCH

ENTRANCE HALLWAY A large entrance hallway with oak flooring and a split level oak staircase rising to the first floor and a useful cloak cupboard beneath, radiator, coving and doors to:

FORMAL DINING ROOM 15' 6" to bay x 12' 6" (4.72m x 3.81m) A spacious dining room with a bay window to the front aspect and radiator.

FORMAL LOUNGE 25' 1" x 12' 4" (7.65m x 3.76m) A beautiful formal lounge with a Clearview efficient log burner as the focal point, bespoke cabinetry with shelving and storage space with down lighting, patio doors provide access and views to the private rear garden, coving, cast iron radiator and home network points.

FITTED KITCHEN DINER 11' x 7' 10" (3.35m x 2.39m) 21' max 11' min x 19' 2" max 7' 10" min (6.4m max 3.35m min x 5.84m max 2.39m min)

To include a stylish and comprehensive range of contrasting wall and base mounted units with complementing Corian work surfaces over and concealed counter strip lighting, integrated Miele oven and Miele combination microwave oven, integrated Miele bean to cup coffee machine and dishwasher, large central island incorporating a breakfast bar with induction hob and Elica extractor fan over, sink and drainer unit, rear facing window, sitting area with double patio doors to the rear garden a vaulted ceiling with three remote controlled Velux windows with sun shades, a tiled floor with separately zoned under floor heating, home network point spot lights throughout and a door to the utility room.

UTILITY ROOM 6' 7" x 9' 6" (2.01m x 2.9m) Including a further range of high gloss wall and base mounted units with complementing work surfaces over, sink and drainer unit with multifunctional tap, space and plumbing for washing machine and separate dryer, tiled floor, radiator, a door to the side, a door to the garage and a door to the guest WC.

GUEST WC A white suite with an integrated WC, wash hand basin with vanity storage beneath and radiator.

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

BEDROOM ONE 21' 9" max 11' min x 12' 2" max (6.63m max 3.35m min x 3.71m) A large master bedroom with a window to the rear, radiator and a door to the luxury En Suite.

EN SUITE SHOWER ROOM Beautifully refitted to include a fully enclosed tiled shower cubicle, a floating wash hand basin with vanity storage beneath, integrated WC, heated towel rail, fully tiled walls and flooring, electric under floor heating and side facing window.

BEDROOM TWO 13' 9" x 12' 6" (4.19m x 3.81m) Having a window to the front, home network point and radiator.

BEDROOM THREE 14' 7" x 9' 9" (4.44m x 2.97m) Having a window to the rear, home network point and radiator.



BEDROOM FOUR 14' 1" x 8' 7" (4.29m x 2.62m) Having a window to the rear, home network point and radiator.

BEDROOM FIVE 10' 10" x 8' 8" (3.3m x 2.64m) Having a window to the front, home network point and radiator.

FAMILY BATHROOM A beautiful matching suite with a fully enclosed shower cubicle and bath, suspended wash hand basin with vanity storage beneath, integrated WC, front facing window, fully tiled walls and flooring, radiator and electric underfloor heating.

GARAGE 16' 8" x 8' 9" (5.08m x 2.67m) (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 fenced boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band G Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.8Mbps.

Broadband Type = Superfast Highest available download speed 112 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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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