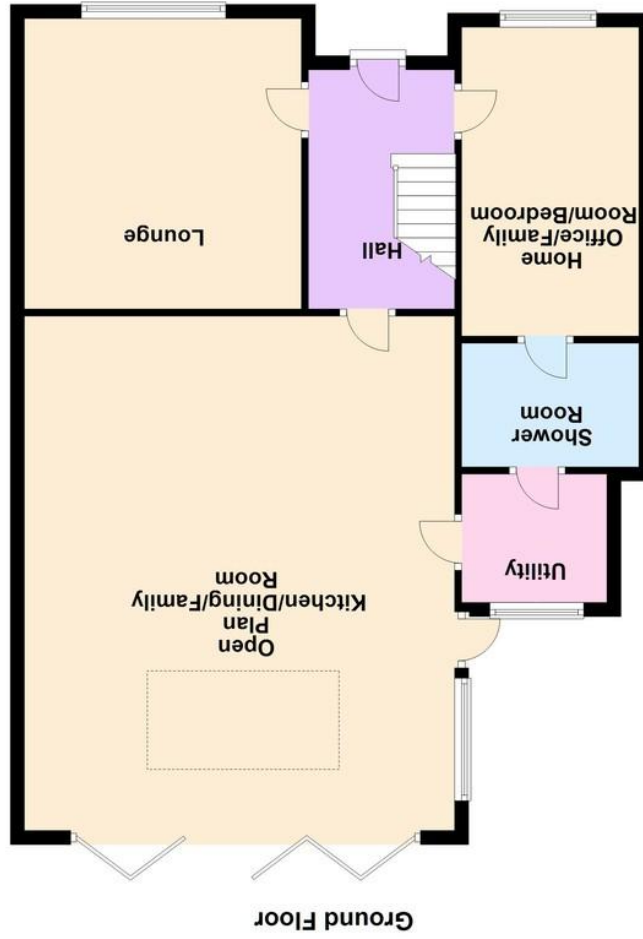
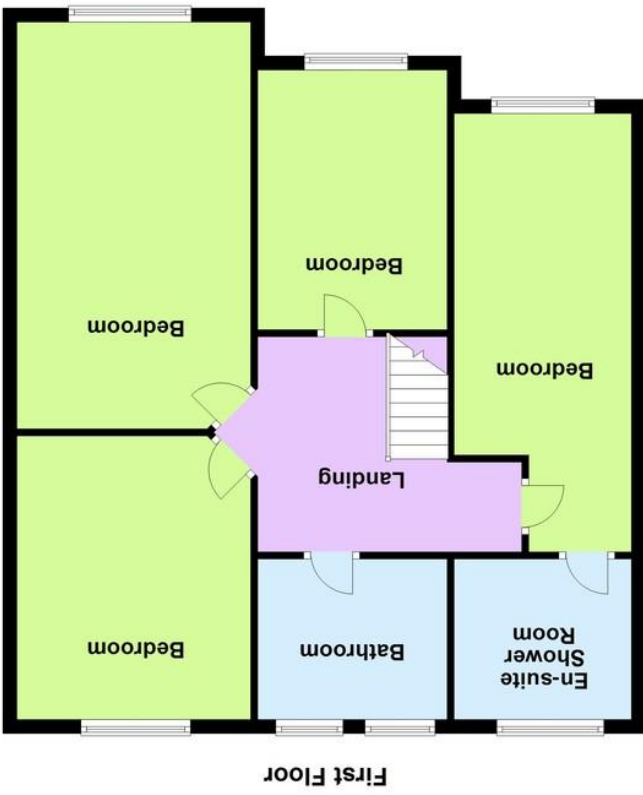
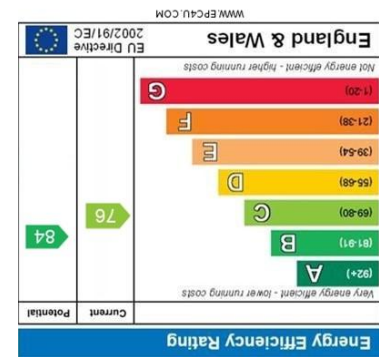


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Four Oaks | 0121 323 3323



- A Vastly Extended 4/5 Bedroom Family Home
- Superb School Catchment Area
- Versatile Living Accommodation
- Large Open Plan Kitchen/Dining/Living Room
- Formal Lounge & Family Room/Bedroom 5

Meadowside Road, Four Oaks,  
Sutton Coldfield, B74 4SJ

£575,000

## 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. This superb family home has been thoughtfully and expensively extended and modernised to create versatile living accommodation over two floors. Internally there is a formal lounge and stunning open plan kitchen, living and dining area with a separate utility room off, a multifunctional sitting room, family room or home office with shower room and WC, on the first floor there are four good sized bedrooms, one of which has a luxury en suite as well as a luxury family bathroom and to complete the home there is a private garden with a decked area for entertaining.

Being sold with the benefit of having no upward chain 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:

**FORMAL LOUNGE** 13' 7" x 13' max(4.14m x 3.96m) A spacious formal lounge with a window to the front aspect and radiator.

**OPEN PLAN KITCHEN, LIVING, DINING ROOM** 18' 2" max x 21' max (5.54m x 6.4m) A beautiful multifunctional kitchen, living, dining and entertaining space, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and gas hob with extractor fan over, integrated dishwasher and fridge freezer, sink and drainer unit, central island including breakfast bar, opening in to the family/dining area with Orangery lantern light above and spot lights throughout, full width bi folding doors to the rear terrace, a door and window to the side, radiator and door to the utility room.

**UTILITY ROOM** 7' 11" x 5' 4" (2.41m x 1.63m) To include plumbing and space for white goods, base units, sink and drainer unit, radiator, rear facing window and door to the guest WC & shower room.

**GUEST WC & SHOWER ROOM** A white suite with fully tiled walls, a walk in shower cubicle, integrated vanity storage with WC and wash hand basin, heated towel rail and door to:

**BEDROOM/OFFICE/PLAY ROOM** 14' 1" x 8' 5" (4.29m x 2.57m) Offering a multitude of uses with a front facing window and radiator.

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

**BEDROOM ONE** 14' 9" max x 8' 4" max (4.5m x 2.54m) A front facing window, radiator and door to:

**EN SUITE SHOWER ROOM** Including a corner shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and window to the rear.

**BEDROOM TWO** 13' 7" max x 10' 10" max (4.14m x 3.3m) Having a window to the front and radiator.

**BEDROOM THREE** 10' 11" x 10' 2" max (3.33m x 3.1m) Having a window to the rear and radiator.

**BEDROOM FOUR** 8' 5" max x 8' 3" max (2.57m x 2.51m) Having a window to the front and radiator.

**FAMILY BATHROOM** A white suite with panelled bath with shower over and shower screen, low level WC, wash hand basin with vanity storage, heated towel rail and rear facing window.

**OUTSIDE** To the rear of the home there full width decked area for entertaining with steps down to a private lawned garden.

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 13 Mbps. Highest available upload speed 1Mbps.

Broadband 20Mbps.

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.

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

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