

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

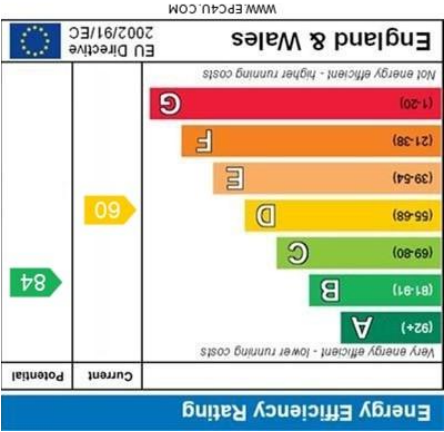


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Highly Sought After Location
- 3 Bedroom Period Home
- Spacious Lounge Diner
- Fitted Kitchen
- Large Garden With Workshop
- Family Bathroom



Hill Village Road, Four Oaks, Sutton Coldfield, B75 5BH

Offers In Region Of  
£375,000





## 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. "Ivy Cottage" is situated on the ever popular Hill Village Road and manages to retain original features combined with the convenience of modern day living. Entered via a hallway there is a great sized lounge and dining area with a fitted kitchen to the rear, on the first floor there are three bedrooms and a family bathroom, to the rear of the home there is a patio area and an archway through to a private garden which also has a 26ft workshop.

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

In brief the accommodation comprises:

ENTRANCE HALLWAY 10' 8" x 2' 9" (3.25m x 0.84m) Having a staircase rising to the first floor, radiator and doors to:

LOUNGE & DINING ROOM 11' 5" x 11' 8" (3.48m x 3.56m) plus 12' 9" x 11' 9" (3.89m x 3.58m)

A lovely lounge and dining room, the lounge has a deep walk in bay to the front aspect and a feature fireplace as the focal point, coving, ceiling rose and radiator an archway defined the living spaces and leads in the dining area with a window to the rear, radiator, coving and a door to the fitted kitchen.

FITTED KITCHEN 9' 1" x 8' 2" (2.77m x 2.49m) Including a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob, sink and drainer unit, plumbing and space for white goods, windows to side and rear, radiator, tiled flooring and useful under stairs storage space, decorative coving and a door to the side.

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

BEDROOM ONE 11' 2" x 8' 11" (3.4m x 2.72m) A great sized master bedroom with a range of fitted wardrobes with shelving and hanging space, a window to the rear, coving and radiator .

BEDROOM TWO 11' 7" x 7' 1" (3.53m x 2.16m) Having a window to the front and a range of fitted wardrobes with shelving and hanging space, radiator, coving and ceiling rose.

BEDROOM THREE 8' 5" x 5' 10" (2.57m x 1.78m) Having a window to the front and radiator, useful over stairs storage space.

FAMILY BATHROOM To include a matching white suite with a panelled bath with shower over, low level WC, wash hand basin, tiled walls and flooring, radiator, airing cupboard and rear window.

OUTSIDE To the rear of the home there is a private patio with gated access to allow right of way for the neighbouring cottages, an archway leading to a large lawned garden with mature trees and shrubs to the boundaries and a large workshop (26' 4" x 11' 2" (8.03m x 3.4m))

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 78 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Virgin Media, 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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