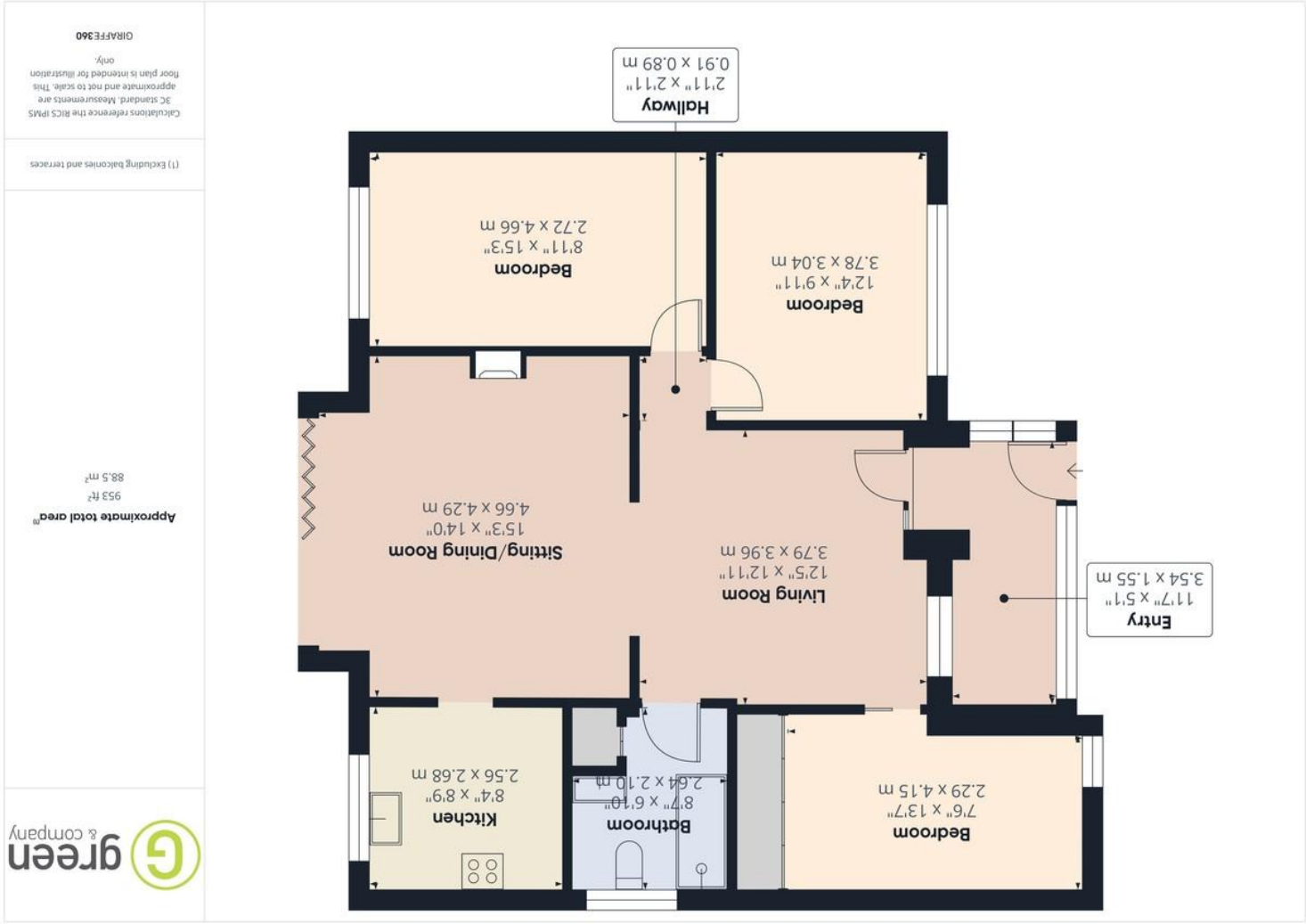


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

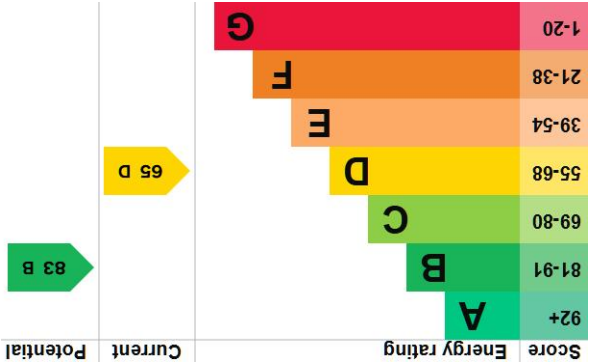


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 Quiet Cul De Sac Location
- Beautifully Refurbished Throughout
- Two Formal Reception Rooms
- Stylish Fitted Kitchen
- Large Private Rear Garden



Crockford Drive, Four Oaks,
Sutton Coldfield, B75 5HH

Offers In Excess Of
£550,000



Property Description

Occupying a highly sought quiet cul de sac 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 beautiful bungalow has been thoughtfully and expensively modernised by the current owners and offers bright and spacious living accommodation throughout and would make a lovely family home or perfect downsize. Approached via a large driveway to the front the home is entered through an enclosed porch with access to a spacious versatile reception room, a further large reception room to the rear over looks and provides direct access to a lovely large private garden, an expensively fitted kitchen, three bedrooms all of which are a great size and a family bathroom, The home has had a new boiler and central heating system, complete rewire and has architects plans and structural engineers drawings for a loft conversion to provide a further bedroom suite with walk in wardrobe and en suite.

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

In brief the accommodation comprises:

ENTRANCE PORCH A large entrance porch with tiled flooring, windows to front and side and a door to:

RECEPTION ROOM 12' 5" x 12' 11" (3.78m x 3.94m) Currently used as a living room but offers a multitude of uses with a window to the front, radiator and archway to a further reception room.

RECEPTION ROOM 15' 3" x 14' (4.65m x 4.27m) Ideal for entertaining with a log burner as the focal point, bi-folding doors providing direct access and views over the large private rear garden, radiator and providing access to the refitted kitchen.

REFITTED KITCHEN 8' 3" x 8' 9" (2.51m x 2.67m) To include a stylish and contemporary range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and microwave oven, induction hob with extractor fan over and mirrored splash back, integrated dishwasher and fridge freezer, space for a washing machine, and windows to the rear.

BEDROOM ONE 8' 1" x 15' 3" (2.46m x 4.65m) Having a window to the rear and full height radiator.

BEDROOM TWO 12' 4" x 9' 11" (3.76m x 3.02m) Having a window to the front and full height radiator.

BEDROOM THREE 7' 6" x 13' 7" (2.29m x 4.14m) Entered via a pocket door and having fitted wardrobes, a window to the front aspect and a vaulted ceiling with Velux window and radiator.

FAMILY BATHROOM To include a matching white suite with a bath and shower over, wash hand basin with vanity storage beneath, low level WC, tiled flooring and vintage radiator.

OUTSIDE To the rear of the home there is a beautiful large and private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

AGENTS NOTE The property has a restrictive covenant to say that the current footprint can not be extended to the rear, however please call the branch who will put you in touch with the solicitors who will be able to help and advise to check any building plans and offer advice.

Council Tax Band E 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 16Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 16Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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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