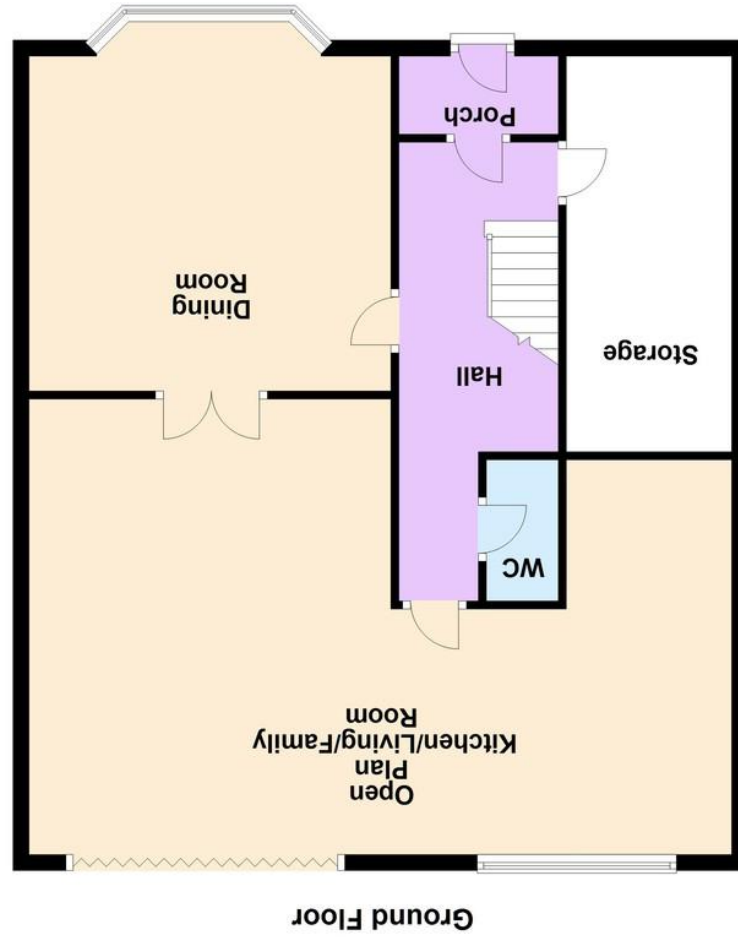
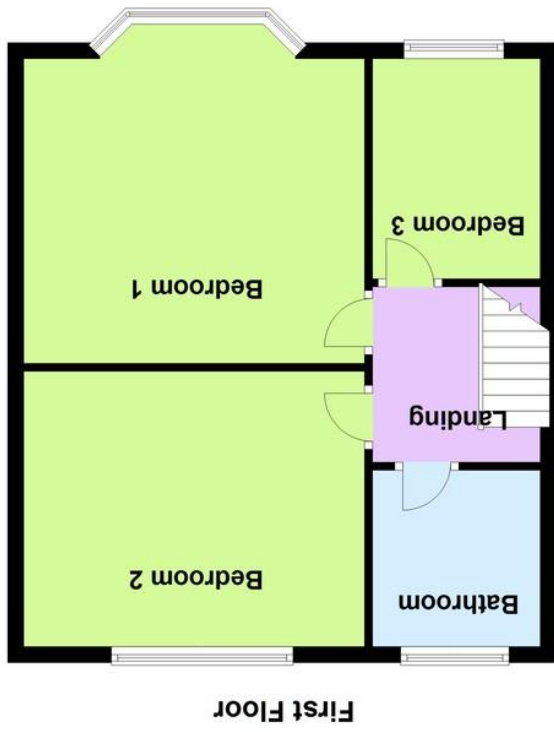
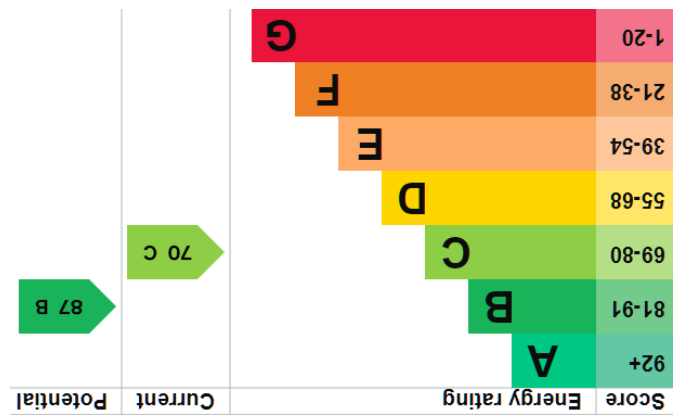


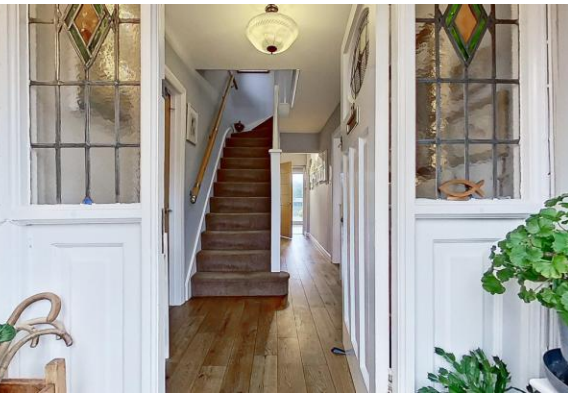
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- Beautifully Presented Throughout
- Hallway With Guest WC
- Open Plan Kitchen/Dining/Family Room
- Formal Dining Room

Cremorne Road, Four Oaks, Sutton Coldfield, B75 5AG

Offers In Region Of £490,000

## Property Description

\*\*\*DRAFT DETAILS A WAITING 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 extended three bedroom family home must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with guest WC, a formal dining room to the front, a superbly extended open plan kitchen/living/family room has views and access over the landscaped rear garden, on the first floor there are three bedrooms and a refitted family bathroom. This lovely home combines many original features with the convenience of modern day living and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having stained glass inserts to the front, a staircase rising to the first floor with useful storage cupboard beneath, wood effect flooring, radiator and a door to:

**GUEST WC** A white suite with integrated WC, wash hand basin with vanity storage beneath and half tiled walls.

**FORMAL DINING ROOM** 16' 3" x 11' 10" (4.95m x 3.61m) A lovely room with a deep walk in bay to the front aspect and a feature fireplace and surround as the focal point, radiator, picture rail and double doors to:

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM** 17' 8" max 7' 7" min x 23' 8" max 6' 3" min (5.38m max 2.31m min x 7.21m max 1.91m min ) A superb open plan space for living and entertaining, the fitted kitchen includes a stylish and comprehensive range of matching high gloss wall and base mounted units with under cupboard lighting and granite work surfaces over, space saving corner units and soft closing drawers, integrated induction hob with extractor fan over, integrated oven and microwave oven, fridge freezer, sink and drainer unit with built in water filter, a rear facing window opening in to the living area with a raised fireplace as the focal point, radiator, bi-folding doors having views and access to the private landscaped garden, coving and wood effect flooring.

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

**BEDROOM ONE** 15' 10" to bay x 9' 2" (4.83m x 2.79m) Having a deep walk in bay to the front aspect, two sets of fitted wardrobes with shelving and hanging space and radiator.

**BEDROOM TWO** 9' x 10' 8" (2.74m x 3.25m) Having a window to the rear, storage cupboard and radiator.

**BEDROOM THREE** 9' 10" x 7' 8" (3m x 2.34m) Having a window to the front and radiator.

**FAMILY BATHROOM** Refitted to include a white suite with a panelled bath with shower over and shower screen, suspended wash hand basin with vanity storage beneath, low level WC. Fully tiled walls, heated towel rail and window to the rear.

**GARAGE/STORAGE** 14' 2" x 6' 5" (4.32m x 1.96m) A useful storage room with plumbing and space for white goods. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .

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

Broadband coverage -

Broadband Type = Standard Highest available download speed 17Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

Networks in your area - Openreach, Virgin Media

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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