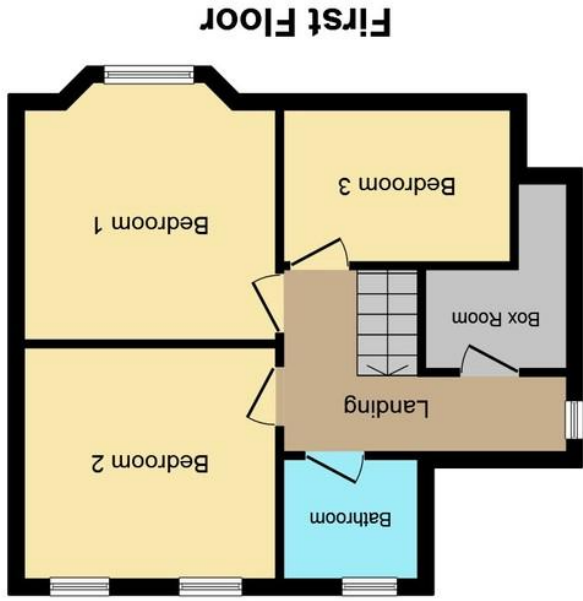
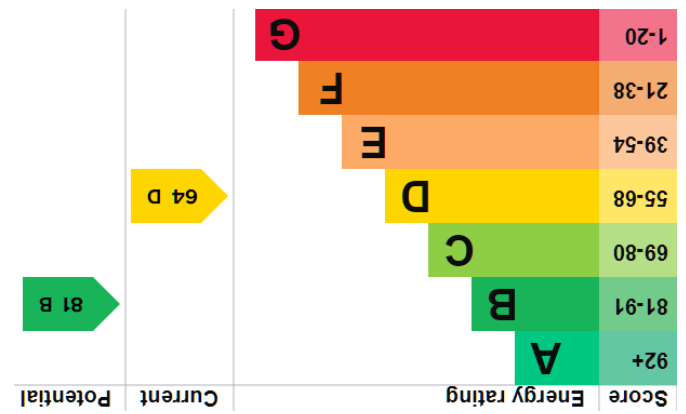


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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
- Extended 3 Bedroom Family Home
- Large Lounge Diner
- Fitted Kitchen Diner
- Guest WC & Utility
- 3 Great Bedrooms

Cartwright Road, Sutton Coldfield, B75 5LF

£420,000

Property Description

Occupying a highly sought after location within Four Oaks 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. Approached via a driveway to the front the home is entered via a spacious hallway with access to a large lounge and dining area, a fitted kitchen opens in to a casual dining/sitting area, guest WC and utility area, one the first floor there are three great sized bedroom and an additional box room and family bathroom and to complete the home there is a garage/stores (partly converted to house the utility room) and a beautiful large rear garden which will have huge appeal to the family buyer.

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

This home is being sold with no upward chain and in brief the accommodation comprises:

HALLWAY Having a staircase rising to the first floor, radiator, coving and doors to:

LOUNGE DINER 30' x 11' (9.14m x 3.35m) A great sized lounge and dining area, the lounge has a feature fireplace as the focal point, a window to the rear overlooking the large rear garden, a dining area to the front, coving and two radiators.

KITCHEN DINER 8' 10" x 23' 1" (2.69m x 7.04m) The kitchen includes a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, integrated dish washer, sink and drainer unit, radiator, a window to the rear and an archway leading to the dining/sitting area with a window to the rear, a door to the garden and a door to the guest WC.

GUEST WC A white suite with a low level WC, wash hand basin, front facing window and a door to the garage/utility area.

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

BEDROOM ONE 15' 2" x 9' 9" to wardrobes (4.62m x 2.97m) A large master bedroom with a deep walk in bay to the front aspect, a range of fitted wardrobes with shelving and hanging space and radiator.

BEDROOM TWO 11' 8" x 11' (3.56m x 3.35m) Having two rear facing windows and radiator.

BEDROOM THREE 8' 8" x 10' 3" (2.64m x 3.12m) Having a window to the front and radiator.

FAMILY BATHROOM A matching suite with a panelled bath with shower over, wash hand basin, low level WC and rear facing window.

GARAGE/UTILITY ROOM 5' 2" x 7' 5" (1.57m x 2.26m) **GARAGE** 13' 4" x 7' 5" (4.06m x 2.26m) The rear of the garage has been sectioned off to create a utility room. (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 very large, private, mature garden with a vast patio area running the width of the home, mainly laid to lawn with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band D Birmingham City Council

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

*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC will 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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

