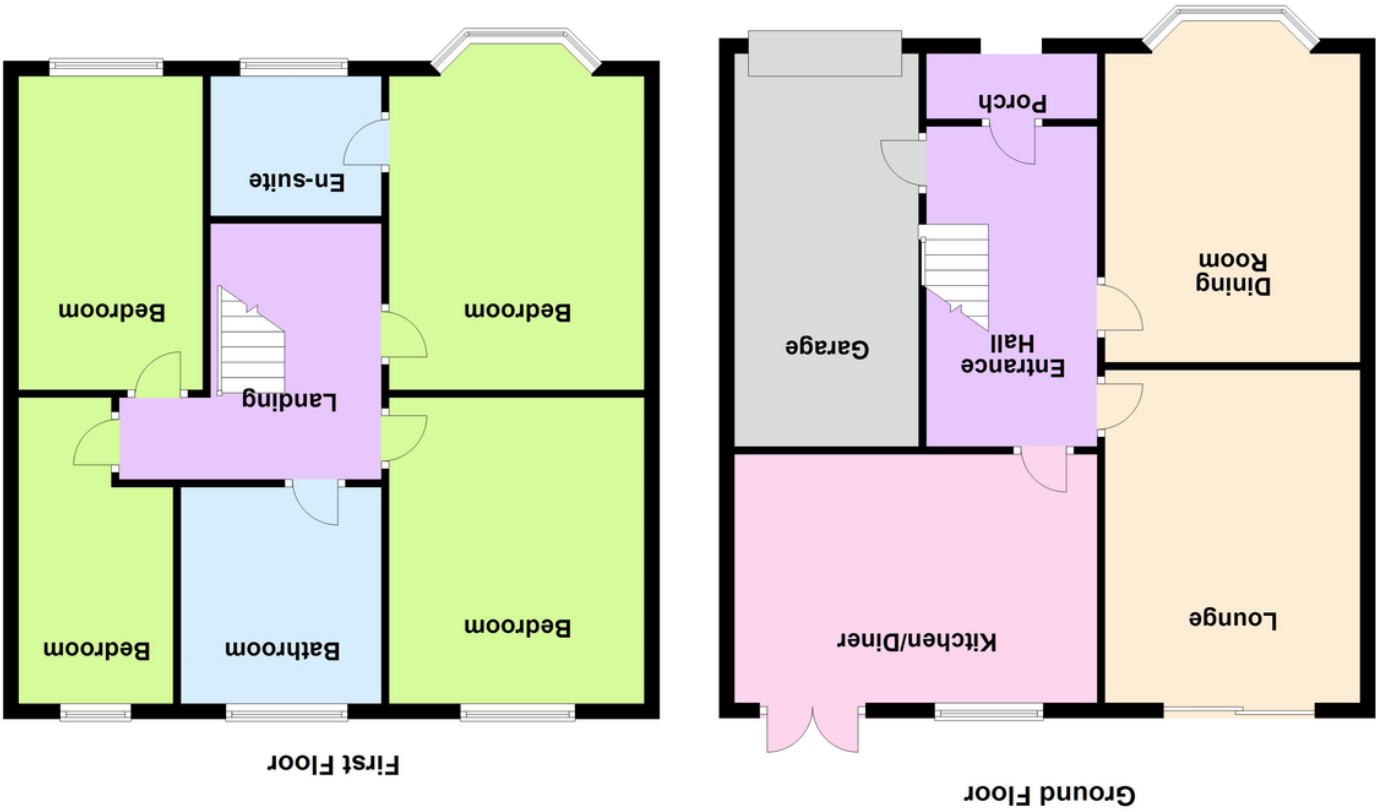


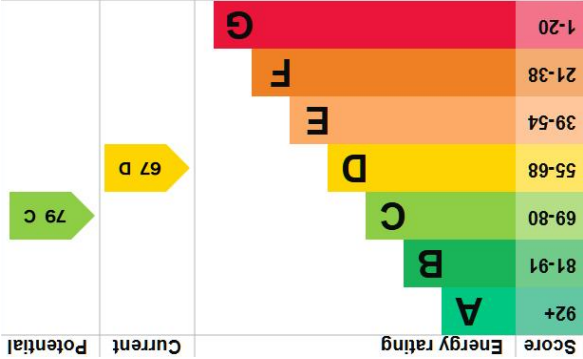
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Excellent School Catchment Area
- 2 Formal Reception Rooms
- Refitted Kitchen Diner
- 4 Good Sized Bedrooms
- Master With En Suite Shower Room



Hathaway Road, Four Oaks, Sutton Coldfield,
B75 5JB

Offers In Region Of
£575,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after and most convenient 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 great family home has been recently renovated and is move in ready and is also being sold with the added benefit of having no upward chain. Approached via a driveway the home is entered through a hallway with access to two formal reception rooms, a great sized and refurbished kitchen diner offers direct access to the rear garden, on the first floor there are 4 generous bedrooms and both the en suite and family bathroom have been replaced to a great standard, to complete the home there is a private garden and garage.

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

In brief the home comprises:

Having a staircase rising to the first floor, wood effect flooring, under stairs recess storage space, radiator and doors to:

FORMAL DINING ROOM 13' 5"to bay x 11' (4.09m x 3.35m) A perfect space for entertaining with a deep walk in bay to the front aspect and radiator.

FORMAL LOUNGE 14' 4" x 10' 2" (4.37m x 3.1m) A further great sized reception room with a feature fireplace as the focal point, patio doors providing direct access and views over the private rear garden and radiator.

REFITTED KITCHEN DINER 15' 8" x 10' 4" (4.78m x 3.15m) Refitted to now include a stylish range of matching high gloss wall and base mounted units with under cupboard lighting and tiled splash backs, integrated double oven and gas hob with extractor fan over, sink and drainer unit, breakfast bar, ample space for a table and chairs for casual dining, a window to the rear, a further side window allows natural light and patio doors lead out to the garden, full height designer radiator.

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

BEDROOM ONE 13' 6" x 10' 11" (4.11m x 3.33m) A large master bedroom with a deep walk in bay to the front, radiator and a door to the refitted en suite shower room.

EN SUITE SHOWER ROOM A lovely en suite with a double width walk in shower cubicle suspended wash hand basin, low level WC, tiled walls and flooring and radiator.

BEDROOM TWO 14' 5" x 13' 5" (4.39m x 4.09m) Having a window to the rear and radiator.

BEDROOM THREE 14' 1" x 7' 10" (4.29m x 2.39m) Having a front facing window and fitted wardrobes with shelving, hanging and storage space and radiator.

BEDROOM FOUR 11' 6" max x 6' 3" max (3.51m x 1.91m) Having a rear facing window, radiator and fitted wardrobe.

BATHROOM A luxury family bathroom with a panelled bath and separate corner shower cubicle, low level WC, integrated vanity storage with inset wash hand basin, heated towel rail and rear facing window.

GARAGE Accessed via the hallway and remains unmeasured. (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 great sized mature 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.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, Vodafone, limited for EE and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
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.

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