



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		73 C	86 B

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Spacious Lounge & Dining Area
- Fitted Kitchen & Conservatory
- Guest WC
- Three Great Sized Bedrooms
- Family Bathroom



Slade Road, Four Oaks, Sutton Coldfield, B75 5PG

Offers In Excess Of  
£375,000





## Property Description

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. Approached via a driveway the home is entered via an enclosed porch leading to a hallway with guest WC, a lovely open plan lounge and dining area leading in to a conservatory, a modern fitted kitchen, on the first floor there are 3 great sized bedrooms and a family bathroom and to complete the home there is a lovely private garden.

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

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having a staircase rising to the first floor with useful storage cupboard beneath, full height radiator, coving and doors to:

**GUEST WC** To include a white suite with low Level WC, wash hand basin and heated towel rail.

**FORMAL LOUNGE** 10' 1" x 14' 9" (3.07m x 4.5m) Having a feature fireplace as the focal point, Oak flooring, coving, full height radiator and opening in to the dining area:

**DINING AREA** 7' 3" x 15' 9" (2.21m x 4.8m) The Oak flooring continues in to the dining area and has a window to the front, a door returning to the hallway, spot lights over head and radiator.

**CONSERVATORY** 8' x 8' 8" (2.44m x 2.64m) Offering a multitude of uses with views and access to the garden, radiator and a door to the side.

**FITTED KITCHEN** 6' 5" x 14' 8" (1.96m x 4.47m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated oven and hob with extractor fan over, integrated dishwasher, space and plumbing for white goods, sink and drainer unit, window to side and rear and a door to the side, useful walk in pantry.

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

**BEDROOM ONE** 10' 2" x 14' 10" (3.1m x 4.52m) Window to rear and radiator.

**BEDROOM TWO** 8' 7" x 11' (2.62m x 3.35m) Window to the front and radiator.

**BEDROOM THREE** 6' 4" x 11' 3" (1.93m x 3.43m) Window to rear and radiator.

**FAMILY BATHROOM** To include a matching white suite with panelled bath with shower over and shower screen, low level WC, wash hand basin, window to the front and heated towel rail.

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

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for Three, O2, Vodafone and data available but limited for Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

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.

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