

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

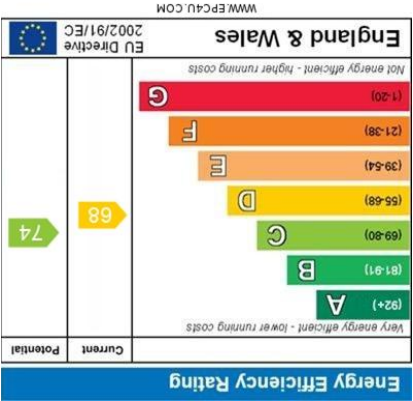


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Quiet Cul De Sac Location
- Spacious Lounge
- Fitted Kitchen Diner & Utility Room
- 3 Great Sized Bedrooms
- Fabulous Large Rear Garden



Harcourt Drive, Four Oaks, Sutton Coldfield, B74 4LJ

Offers In Region Of
£400,000



Property Description

Occupying a highly sought after 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. Approached via a large block paved driveway to the front the home is entered through an enclosed porch leading to a hallway, a lovely sized formal lounge, a superb kitchen diner and separate utility room, a ground floor double bedroom and shower room, on the first floor there are a further two generous bedrooms and to complete the home there is a superb large rear garden and garage.

Homes of this size within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH Having tiled flooring and leading to:

HALLWAY A staircase rising to the first floor with a useful storage cupboard beneath, wood effect flooring, radiator and doors to:

FORMAL LOUNGE 18' 6" x 11' 11" (5.64m x 3.63m) A lovely formal lounge with a feature stone fireplace as the focal point, a window to the front and patio door to the rear providing access and views over the large rear garden, wood effect flooring, radiator and coving.

FITTED KITCHEN 9' 3" x 15' 10" (2.82m x 4.83m) To include 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, sink and drainer unit, ample space for a dining table and chairs, space for a fridge & freezer, tiled flooring, rear window, radiator and a door to the utility room.

UTILITY ROOM 9' 2" x 5' 11" (2.79m x 1.8m) Having base units, sink and drainer unit, space and plumbing for white goods, useful storage cupboard, window and door to the rear and a door to the garage.

BEDROOM 11' 3" x 10' 4" (3.43m x 3.15m) A great sized bedroom with a front facing window, radiator and coving.

SHOWER ROOM To include a matching white suite with a corner shower cubicle, wash hand basin, low level WC, side window and heated towel rail.

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

BEDROOM TWO 13' x 11' 11" (3.96m x 3.63m) Having a window to the rear and radiator.

BEDROOM THREE 12' 9" x 9' 3" (3.89m x 2.82m) Having a window to the rear, radiator and a door to the eaves storage – 13' 9" x 9' 3" (4.19m x 2.82m)

GARAGE 19' 7" x 10' (5.97m x 3.05m)

OUTSIDE To the rear of the home there is a fabulous large 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 D Birmingham City Council

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

Broadband coverage - Broadband Type = Standard Highest available download speed 2 Mbps. Highest available upload speed 0.3Mbps.
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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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