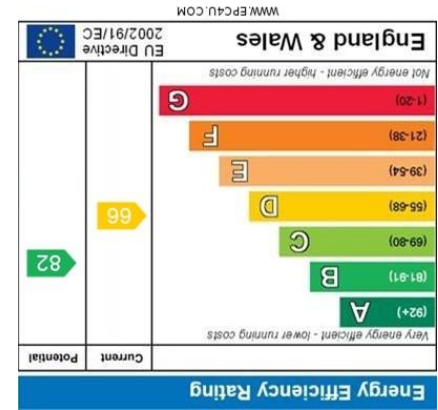


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 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 Town Centre Location
- Spacious 4 Bedroom Executive Detached Family Home
- Hallway With Guest WC
- Spacious Lounge
- Dining Room & Conservatory

Kirkby Green, Sutton Coldfield, B73 6HQ

£675,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after and quiet cul de sac location and yet 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 Sutton Coldfield town centre and Sutton park both of which are on the doorstep. Approached via a driveway to the front the home is entered via a hallway with access to the guest WC, a lovely sized formal lounge, a separate dining room/conservatory, home office/snug, kitchen diner and utility room, on the first floor there are four great sized bedrooms the master has an en suite bathroom, a further family bathroom and to complete the home there is a private rear garden and a double 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 accommodation comprises:

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

GUEST WC Including a low level WC, wash hand basin and front facing window.

LOUNGE 19' 9" x 13' 9" plus inglenook (6.02m x 4.19m) A spacious formal living room with an inglenook fireplace as the focal point, patio doors to the rear, a bay window to the front, coving and two radiators.

DINING ROOM/CONSERVATORY 20' max 7' 10" min x 13' 8" (6.1m max 2.39m min x 4.17m) A great room for entertaining with a formal dining area to the front and opening in to a conservatory/sitting area to the rear with access and views over the lovely private garden, two radiators and coving.

HOME OFFICE/SNUG 8' 6" x 10' 9" (2.59m x 3.28m) Offering a multitude of uses and would make a great home office, play room or snug with a window to the front and radiator.

KITCHEN DINER 10' 9" x 16' 9" (3.28m x 5.11m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven, gas hob with extractor fan over, space for a dish washer, sink and drainer unit, a rear facing window, ample space for a dining table and chairs for casual dining, radiator and a door to the utility room.

UTILITY ROOM 7' 2" x 10' 4" (2.18m x 3.15m) A further range of matching wall and base mounted units, plumbing and space for white goods, sink and drainer unit a door to the side and a door to the garage.

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

BEDROOM ONE 10' 8" x 16' 5" (3.25m x 5m) Having two sets of built in wardrobes, coving, radiator, front facing window and a door to the en suite bathroom.

EN SUITE BATHROOM A matching suite with a panelled bath with telephone tap attachment, wash hand basin, low level WC, radiator and side facing window.



BEDROOM TWO 10' 10" x 12' 4" (3.3m x 3.76m) Having a window to the rear and radiator.

BEDROOM THREE 10' 4" x 12' (3.15m x 3.66m) Having a window to the rear, built in wardrobes and radiator.

BEDROOM FOUR 9' 4" x 11' (2.84m x 3.35m) Having built in wardrobes, a window to the front and radiator.

FAMILY BATHROOM To include a panelled bath and separate shower cubicle, low level WC, wash hand basin and front facing window.

DOUBLE GARAGE 19' 7" x 16' 6" (5.97m x 5.03m) Electric up and over door, window to the rear. (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 beautiful private rear garden, ideal for the family buyer and providing a most picturesque setting.

Council Tax Band G 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 14Mbps. Highest available upload speed 1Mbps
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 22Mbps.
 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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