

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



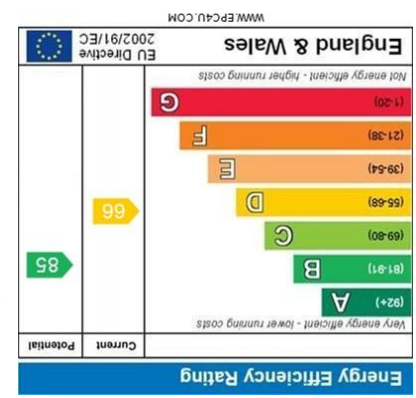
LEGAL READY

"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 Conveyer.



Four Oaks | 0121 323 3323



- A Beautiful 4 Bedroom Traditional Detached Family Home
- Large Lounge & Separate Dining Room
- Expensively Refitted Kitchen Diner
- 4 Bedrooms

Bedford Road, Sutton Coldfield, B75 6AL

Offers In Region Of
£695,000



Property Description

Occupying a highly sought after 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 & Sutton Coldfield town centres. This lovely traditional family home is approached via a deep block paved driveway and is entered via a lovely hallway with guest WC, a superb sized through lounge diner, a separate reception room which is currently a dining room but offers a multitude of uses, an expensively refitted kitchen diner overlooks the landscaped garden, on the first floor there are four generous bedrooms, a family bathroom and family shower room and to complete the home there is a tandem garage and landscaped rear garden, the home also has the potential to be extended further subject to the necessary planning permissions.

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 beautiful entrance hallway with Oak flooring, radiator, picture rail and doors to:

GUEST WC A white suite with low level WC and suspended wash hand basin.

THROUGH LOUNGE 30'6" x 11'2" (9.3m x 3.4m) A superb sized through lounge which could also accommodate a dining area, there are deep bay windows to both the front and rear, a feature raised fireplace as the focal point, coving and three radiators.

From the hallway an archway leads to:

DINING ROOM 14'1" x 7'11" (4.29m x 2.41m) Offering a multitude of uses and currently a dining room with a window to the front and wood effect flooring.

REFITTED KITCHEN DINER 14'2" x 16'7" (4.32m x 5.05m) Expensively refitted and thoughtfully designed by "Broadway" kitchens to now include a stylish and comprehensive range of contrasting wall and base mounted units with complementing work surfaces over, under cupboard lighting and display units, integrated double/microwave oven with warming drawer beneath, integrated dish washer, fridge freezer, washing machine and tumble dryer, induction hob with extractor fan over, sink and drainer unit, central island and space for a dining table and chairs for casual dining, a window to the rear and double doors to the patio, spot lights, full height radiator and tiled flooring.

From the hallway a staircase rises to the first floor split level landing with a picture window to the side and doors providing access to:

BEDROOM ONE 16'10" x 11'11" (5.13m x 3.63m) A large principal bedroom with a deep walk in bay to the rear aspect and overlooking the garden, two side windows allow natural light and radiator.

BEDROOM TWO 14'10" x 10'3" (4.52m x 3.12m) A further double bedroom with a deep walk in bay window to the front, two side facing windows and radiator.

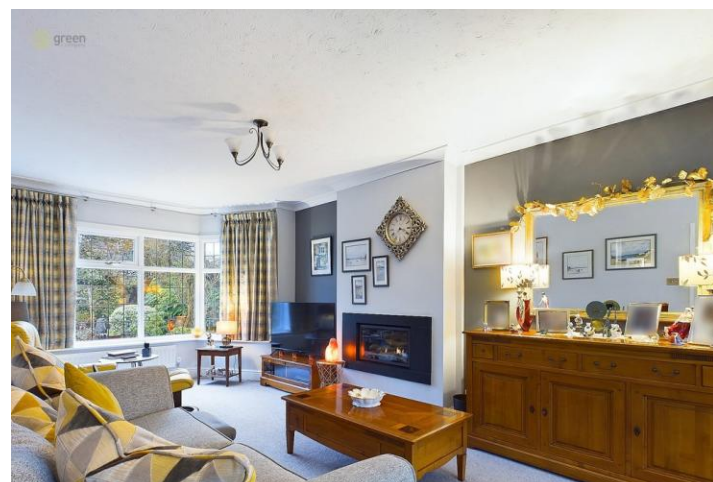
BEDROOM THREE 11'8" x 8' (3.56m x 2.44m) Having a window to the front and a range of fitted wardrobes with over head storage and radiator.

BEDROOM FOUR 7'6" x 7'8" (2.29m x 2.34m) Having a window to the front and radiator and currently used as a home office.

FAMILY BATHROOM To include a matching suite with a panelled bath with shower attachment over, low level WC, wash hand basin, radiator, airing cupboard, and a window to the rear.

FAMILY SHOWER ROOM A matching suite with a fully enclosed shower cubicle, built in vanity storage with low level WC and wash hand basin, fully tiled walls and flooring, a window to the rear and radiator.

GARAGE 25'6" x 7'8" (7.77m x 2.34m) Having access from the rear garden. (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 lovely private garden with a circular patio area for entertaining, an abundance of mature trees, shrubs and ornamental borders offering a picturesque and peaceful setting and being ideal for the discerning buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?
 CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

