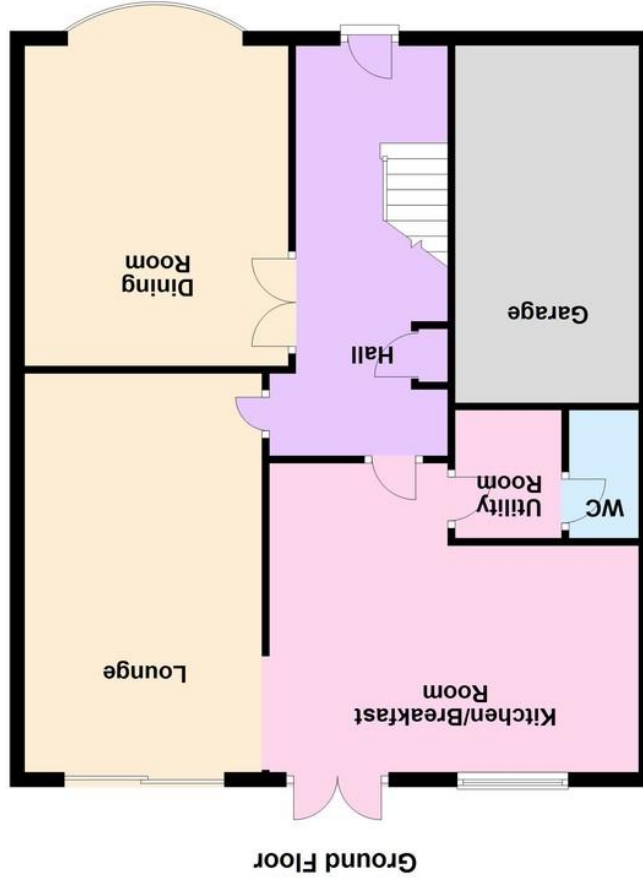
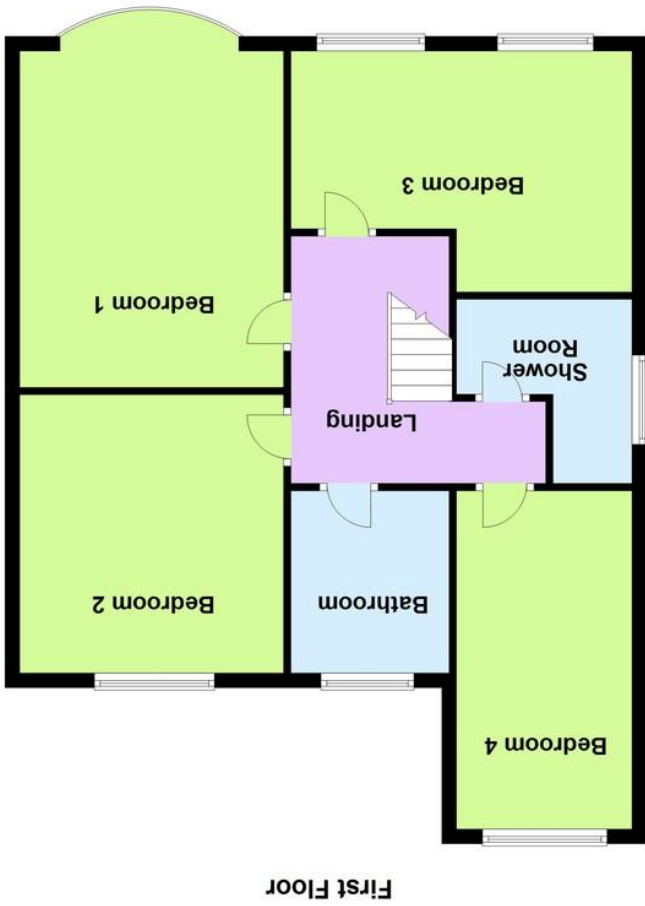
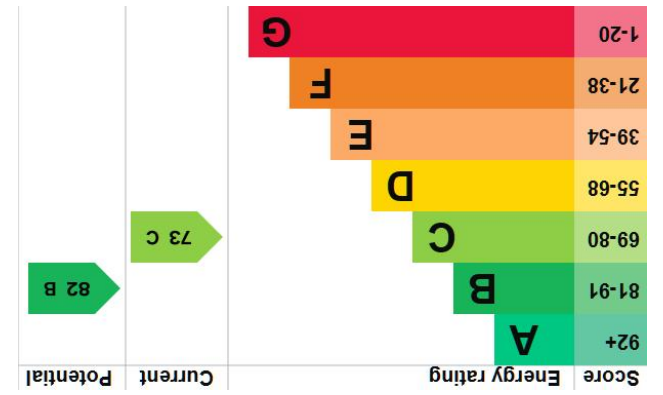


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- An Extended 4 Double Bedroom Family Home
- Prestigious Quiet Cul De Sac
- Excellent School Catchment Area
- Expensively Fitted Throughout
- Stunning Kitchen Diner

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

Guide Price £585,000

Property Description

Occupying a highly sought after and quiet cul de sac location this beautifully presented and thoughtfully extended 4 bedroom architecturally designed family home has had no expense spared in creating luxurious living spaces throughout. 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. Attention to detail is apparent and only the best materials have been sourced and only internal inspection will reveal the wealth of accommodation on offer. Entered via a hallway there is a staircase rising to the first floor with useful understairs storage cupboard beneath, double doors open in to a multifunctional reception room with a deep bay to the front, to the rear of the home there is an expensively refitted kitchen diner which in turn leads to a beautiful lounge with views over the landscaped rear garden, a utility room and guest WC. On the first floor there are 4 double bedrooms, a family bathroom and further shower room, to complete the home there is a wonderful garden which is ideal for the family buyer.

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

In brief the accommodation comprises:

ENTRANCE HALLWAY A wonderful first impression with a staircase rising to the first floor with a useful storage cupboard beneath, herringbone Karndean flooring, a feature tiled wall and double doors leading to:-

RECEPTION ROOM 15' 7" to bay x 11' 10" (4.75m x 3.61m) Offering a multitude of uses with a deep walk in bay to the front aspect, herringbone Karndean flooring, a feature recessed log store/fireplace with display shelving to either side and radiator.

FITTED KITCHEN 14' 4" max 10' 2" min x 15' 3" max 7' 5" min (4.37m max 3.1m min x 4.65m max 2.26m min)

To include a contemporary range of white high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs with under cupboard lighting, integrated pyrolytic oven, induction down draft hob, sink and drainer unit, space for an American style fridge freezer, a window to the rear, herringbone Karndean flooring, ample space for a dining table and chairs for casual dining, patio doors to the rear garden, spot lights throughout, a door to the utility room and guest WC and an opening in to the living room.

LIVING ROOM 18' 5" x 10' 10" (5.61m x 3.3m) Having views over the landscaped rear garden, a seemingly 'floating' remote controlled gas fireplace as the focal point with media wall above, concealed storage cupboard, sliding patio doors to the rear, herringbone Karndean flooring, spot lights throughout and radiator.

UTILITY ROOM Having plumbing and space for white goods, Karndean flooring and a door to the guest WC.

GUEST WC To include a white suite with a low level WC, wash hand basin, recessed display shelving, Karndean flooring, side facing window and radiator.

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

BEDROOM ONE 15' 7" x 8' 7" to wardrobes (4.75m x 2.62m) A lovely sized master bedroom (shown with super king bed) with a deep walk in bay to the front aspect, a range of fitted wardrobes with shelving, hanging and drawer space and radiator.

BEDROOM TWO 12' 10" x 11' 10" (3.91m x 3.61m) Having a window to the rear and radiator.

BEDROOM THREE 8' 11" min 10' 4" max x 15' 6" max (2.72m min 3.15m max x 4.72m) Having two front facing windows, useful over stairs storage cupboard / wardrobe and radiator.

BEDROOM FOUR 14' 9" x 6' 10" (4.5m x 2.08m) Having a window to the rear and radiator.

FAMILY BATHROOM To include a white suite with a panelled bath with shower attachment, wash hand basin, low level WC, half panelled walls, heated towel rail and rear window.

SHOWER ROOM Having a double width fully tiled walk in shower cubicle, heated towel rail and side facing window.

GARAGE Remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) There is a large loft space above the garage.

OUTSIDE To the rear of the home there is a beautiful landscaped and private garden, there is a re-laid patio for entertaining which can be accessed from the kitchen and living room, mainly lawned with fenced boundaries, matures trees and shrubs coupled with flowering borders, leading a further decked sitting area with summer house which could be turned in to a home office/gym and offers a most picturesque setting.

Council Tax Band D Birmingham City Council

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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