

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



**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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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- Highly Sought After Town Centre Location
- Quiet Cul De Sac Location
- Spacious Lounge & Conservatory
- Open Plan Kitchen Diner
- Guest WC



Morningside, Sutton Coldfield, Birmingham, B73 6BL

Offers In Region Of  
 £550,000

## Property Description

Occupying a highly sought after and prestigious location off Tudor Hill and being ideally placed for many well reputed schools for children of all ages, offering excellent road and rail links for those clients 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. A approached via a block paved driveway to the front the home is entered via an enclosed porch with useful cloaks cupboard and a door to the open plan living, dining and kitchen area which is ideal for entertaining, a lovely conservatory over looks the private rear garden, there is also a guest WC, on the first floor there are three double bedrooms, the master has a luxury en suite shower room and a luxury family bathroom, a useful storage/work space and to complete the home there is a double garage.

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

In brief the accommodation comprises:

**ENCLOSED ENTRANCE PORCH** Having a useful cloaks cupboard, tiled flooring and a door to:

**OPEN PLAN LOUNGE** 24' max x 21' 1" to inglenook (7.32m x 6.43m) A superb sized living area with a feature inglenook fireplace with inset wood burner style gas fire as the focal point, a staircase rising to the first floor, a side facing window allowing natural light and further windows to either side of the inglenook fireplace, wood effect flooring, coving, two radiators, sliding patio doors in to the conservatory and opening in to:

**FITTED KITCHEN & DINING AREA** 18' x 13' 10" (5.49m x 4.22m) A further open plan kitchen and dining area, the kitchen includes a comprehensive range of contrasting wall and base mounted units with complementing work surfaces over, under cupboard lighting and tiled splash backs, a Range style cooker with six ring gas burner and extractor fan over, integrated dish washer, space and plumbing for an American style fridge freezer, tiled flooring, sink and drainer unit, a window to the rear, door to the side and door to the garage, radiator, ample space for a dining table and chairs.

**CONSERVATORY** 13' 9" x 10' 4" (4.19m x 3.15m) Enjoying views over the private rear garden, wood effect flooring and patio doors to the rear.

**GUEST WC** Includes a matching white suite with a low level WC, wash hand basin with vanity storage beneath, tiled flooring and radiator.

From the lounge a staircase rises to the first floor landing with a window to the front, radiator, a useful storage area which has previously been used as a home office, radiator, storage cupboard and doors to:

**BEDROOM ONE** 15' 7" max x 11' 4" min x 14' 4" max x 9' 10" min (4.75m max x 3.45m min x 4.37m max x 3m min)

A lovely sized master bedroom with a range of full width fitted wardrobes with

mirrored fronts offering shelving and hanging space, a window to the rear, radiator, coving and a door to the luxury en suite shower room.

**EN SUITE SHOWER ROOM** Beautifully refitted with fully tiled walls and floors, a fully enclosed shower cubicle, integrated vanity storage with wash hand basin and granite effect top, front facing window radiator and heated towel rail.

**BEDROOM TWO** 10' 11" x 9' 8" (3.33m x 2.95m) Having a window to the front, radiator and built in wardrobe.

**BEDROOM THREE** 10' 6" x 11' 7" (3.2m x 3.53m) Having a window to the rear and radiator and built in wardrobe.

**LUXURY FAMILY BATHROOM** Refitted to include a P shaped panelled bath with shower over and shower screen, wash hand basin with integrated vanity storage and WC, heated towel rail, fully tiled walls and flooring and a window to the rear.

**GARAGE** 16' 6" x 14' 1" (5.03m x 4.29m) Having an electrically operated up and over door to the front. (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 private landscaped garden with a raised patio area for entertaining, mainly laid to lawn with mature trees, shrubs and flowering borders to boundaries, a brick built BBQ and shed.

Council Tax Band F 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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