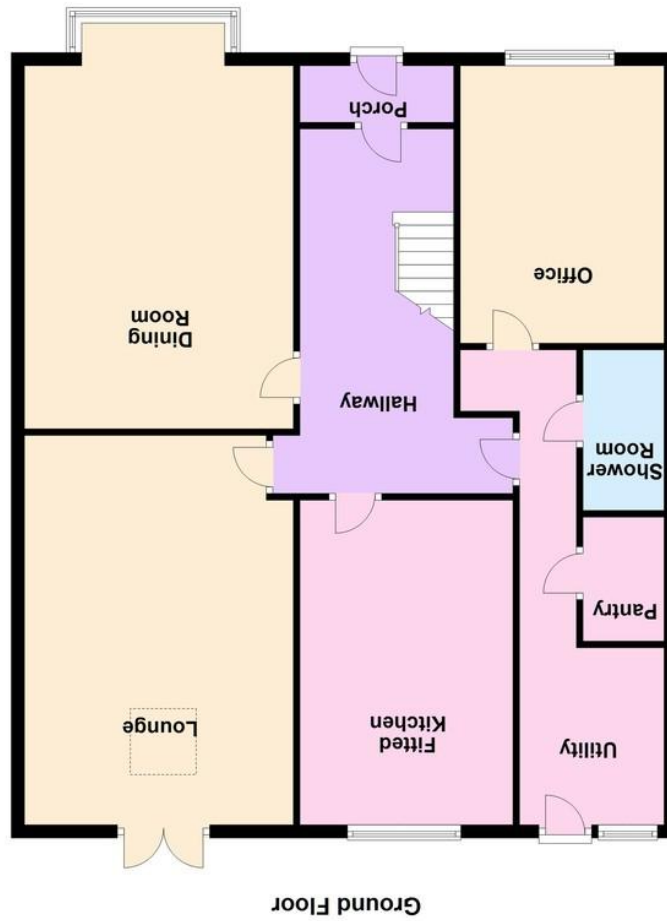
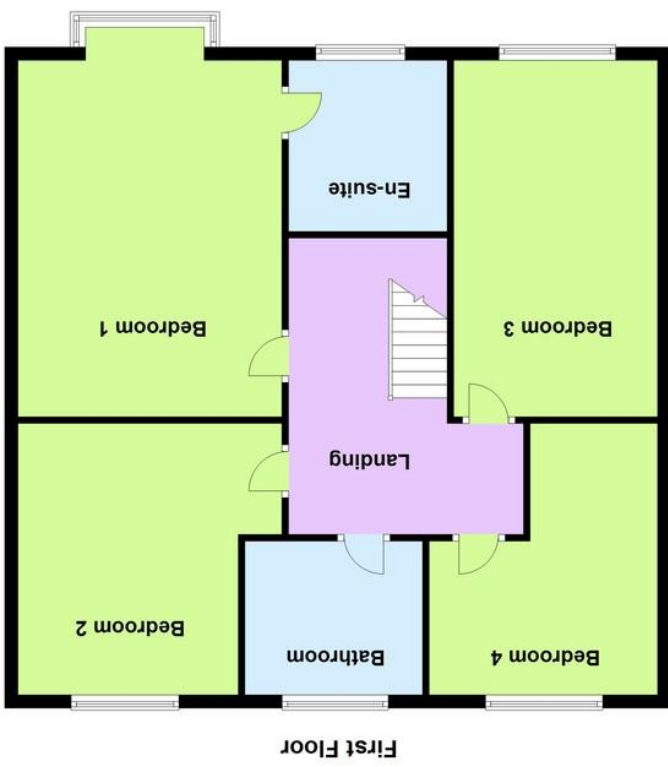


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



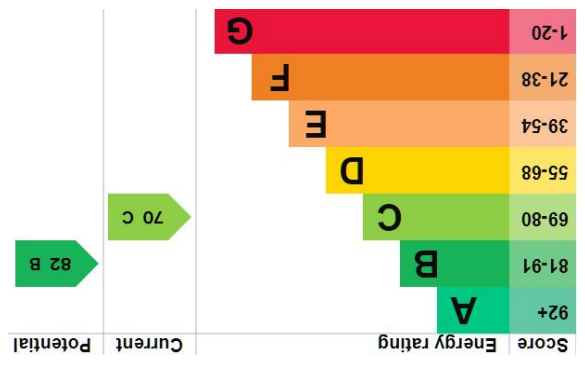
**LEGAL READY**

"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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Cul De Sac Location
- Extended 4/5 Bedroom Family Home
- Lounge & Separate Dining Room
- Fitted Kitchen & Utility Room
- Home Office/Bedroom 5

Saxton Drive, Sutton Coldfield, B74 4XZ

Offers In Region Of  
 £570,000

## 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. The home has been thoughtfully extended and now offers versatile living and must be viewed to appreciate the wealth of accommodation on offer. Entered via an enclosed porch there is a hallway with a dining room to the front, an extended lounge to the rear, a lovely fitted kitchen, a utility area leads to a shower room and home office/bedroom, on the first floor there are four bedrooms the master has an en suite shower room and there is a further luxury family bathroom, to complete the home there is a beautiful landscaped rear garden.

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:

**ENCLOSED ENTRANCE PORCH** Having a white Oak staircase rising to the first floor, radiator, useful under stairs storage cupboard, Karndean flooring and doors to:

**DINING ROOM** 18' 10" to bay x 11' 4" (5.74m x 3.45m) A spacious reception room with a deep walk in bay to the front aspect, a feature fireplace as the focal point and radiator.

**LOUNGE** 19' 3" x 9' 9" (5.87m x 2.97m) A further large reception room with a vaulted ceiling to the rear with a Velux light over head and patio doors over looking the private garden, a raised circular fireplace as the focal point and radiator.

**FITTED KITCHEN** 16' 1" x 7' 9" (4.9m x 2.36m) To include a stylish and matching range of high gloss 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, space for a fridge freezer and dishwasher, breakfast bar, radiator and rear facing window.

From the hallway there is a door to the inner lobby with access to the utility area, pantry, shower room and home office/bedroom.

**INNER LOBBY & UTILITY AREA** 26' 11" max x 7' 5" max (8.2m x 2.26m) The utility area has a matching range of wall and base mounted units with complementing work surfaces over, space and plumbing for white goods, sink and drainer unit, window and door to rear, a large pantry and doors to:

**HOME OFFICE/BEDROOM** 12' 2" x 7' 5" (3.71m x 2.26m) Offering a multitude of uses and currently a bedroom with fitted furniture with shelving, hanging and storage space, a window to the front and radiator.

**SHOWER ROOM** To include a double width walk in shower cubicle, integrated WC and wash hand basin with vanity storage beneath, heated towel rail and a window to the side.

From the hallway a staircase rises to the first floor with access to:

**BEDROOM ONE** 14' 6" to bay x 11' 3" (4.42m x 3.43m) A great sized master bedroom with a range of fitted wardrobes with shelving and hanging space, a deep walk in bay to the front, radiator and door to the en suite shower room.

**EN SUITE SHOWER ROOM** A large en suite shower room with a fully enclosed corner shower cubicle, an integrated WC, wash hand basin and full length vanity storage, a front facing window and radiator.

**BEDROOM TWO** 11' 9" max x 11' 5" max (3.58m x 3.48m) Having a window to the rear, radiator and a range of fitted wardrobes and storage solutions.

**BEDROOM THREE** 16' 10" max x 13' 1" min x 7' 5" max (5.13m max 3.99m min x 2.26m max) Having a window to the front and radiator.

**BEDROOM FOUR** 6' 5" min x 12' 8" max x 4' 4" min x 7' 5" max (1.96m min 3.86m max x 1.32m min 2.26m max) Having a window to the rear and radiator.

**LUXURY FAMILY BATHROOM** Refitted to include a stylish white suite with a P shaped bath with shower over, shower screen and wall mounted remote control, suspended wash hand basin with vanity storage beneath, integrated WC with further storage, rear facing window and heated towel rail.

**OUTSIDE** To the rear of the home there is a beautifully landscaped private garden with patio areas for entertaining, many mature trees, shrubs and flowering borders offering privacy and providing a most picturesque setting.

Council Tax Band E 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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