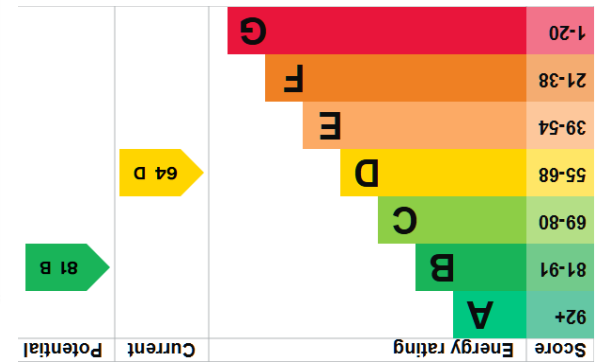


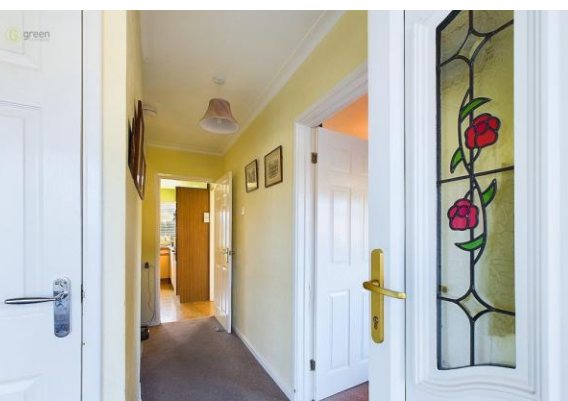
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Location
- Potential To Extend (Subject To Planning)
- 2 Formal Reception Rooms
- Fitted Kitchen
- Large Rear Garden
- 4 Great Sized Bedrooms

Moor Meadow Road, Sutton Coldfield, B75 6BU

£450,000



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 and Sutton Coldfield town centres. The home itself is approached via a driveway and is entered through an enclosed porch with access to the hallway and guest WC, a formal lounge to the front and separate dining to rear which has access and views over the large private rear garden, there is a fitted kitchen also to the rear of the home, on the first floor there are 4 bedrooms and a refitted shower room and to complete the home there is a garage.

This home is being sold with the benefit of having no upward chain and also offers scope to extend subject to the necessary planning permission.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious entrance hallway with a returning staircase rising to the first floor, radiator, coving and doors to:

GUEST WC A white suite with a low level WC, wash hand basin and side window.

FORMAL LOUNGE 10' 11" x 12' 9" (3.33m x 3.89m) Having a bay window to the front aspect, a feature wooden fire surround as the focal point, radiator and coving.

DINING ROOM 10' 9" x 9' 11" (3.28m x 3.02m) A lovely space for entertaining with a patio door providing access and views over the large private garden, radiator and coving.

FITTED KITCHEN 8' 6" x 11' 5" (2.59m x 3.48m) To include a matching range of 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, walk in pantry, window and door to the rear.

From the hallway a returning staircase rises to the first floor landing with a side facing window allowing natural light, loft access and doors to:

BEDROOM ONE 10' 11" x 12' 10" (3.33m x 3.91m) Having a window to the front and radiator.

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m) Having a window to the rear and radiator.

BEDROOM THREE 8' 6" x 8' 10" (2.59m x 2.69m) Having a window to the front and radiator.

BEDROOM FOUR 8' 5" x 6' 8" (2.57m x 2.03m) Having a window to the front and radiator.

SHOWER ROOM A modern refitted shower room with fully tiled walls, a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, low level WC, two rear facing windows and radiator.

To the rear of the home there is a great sized private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area:- Virgin Media, Openreach

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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