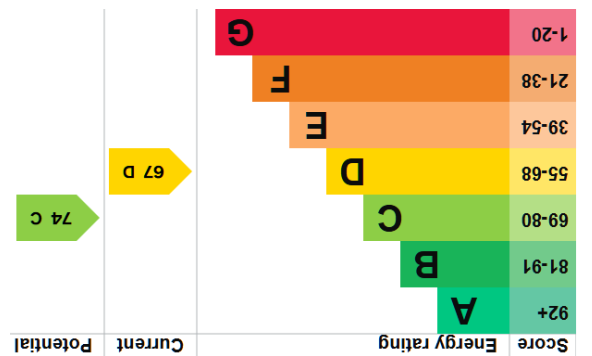


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Modern Method Of Auction Guide £750,000
- 4/5 Bedroom 4 Bathroom Family Home
- Versatile Living Accommodation
- Separate Home Office/Annexe
- Gated In & Out Driveway

Little Sutton Lane, Four Oaks,  
 Sutton Coldfield, B75 6SL

Auction Guide Price  
 £750,000





## Property Description

For sale by Modern Method of Auction: Starting Bid Price £750,000 plus Reservation Fee.

Occupying a prestigious 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. This beautiful family home offers versatile living accommodation over two floors and is approached via a sweeping in and out gated driveway, there is an enclosed porch leading to a large hallway, a magnificent formal lounge and dining room, fitted kitchen and separate utility room, a further sitting room or bedroom, guest shower room and further WC, two ground floor bedrooms, an inner lobby connects to a home office/bedroom and family bathroom making ideal for those working from home or have an annexe for a family member, on the first floor there is a superb master suite with dressing area and a luxury en suite bathroom, a further double bedroom with en suite bathroom and walk in storage room off the main landing, to complete the home there is a garage and private rear garden.

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

### ENCLOSED PORCH

HALLWAY 18'3" x 13'19" (5.56m x 4.44m)

GUEST WC & SEPARATE SHOWER ROOM

FORMAL LOUNGE 34'7" x 16'2" (10.54m x 4.93m)

FITTED KITCHEN 12'9" x 15'2" (3.89m x 4.62m)

UTILITY ROOM 8'7" x 4'6" (2.62m x 1.37m)

SITTING ROOM/BED ROOM 12'4" x 11'9" (3.76m x 3.58m)

BEDROOM 12'3" x 14'2" (3.73m x 4.32m)

BEDROOM 10'9" x 14'10" (3.28m x 4.52m)

Inner lobby leading to:

HOME OFFICE/BEDROOM 13'3" x 8'6" (4.04m x 2.59m)

MASTER SUITE 13'11" x 21'9" (4.24m x 6.63m) Plus dressing area 18'10" x 13' (5.74m x 3.96m)

EN SUITE BATHROOM 6' x 5'11" (1.83m x 1.8m)

WALK IN STORAGE 19'7" x 6'6" (5.97m x 1.98m)

GARAGE 33'8" max x 18'5" max (10.26m x 5.61m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice likely available for Three, limited for EE, O2, Vodafone and data likely available for Three, limited for EE, 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 1800 Mbps. Highest available upload speed 220Mbps.

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.

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

This property is for sale by Green & Company Ltd powered by iamsold Ltd.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.



The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.