

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



- Beautifully Presented Throughout
- Private Drive Of 5 Bungalows
- Spacious Lounge & Conservatory
- Fitted Kitchen & Utility Room
- Shower Room



Grange Lane, Four Oaks, Sutton Coldfield, B75 5JX

Offers In Region Of
£425,000



Property Description

Occupying a highly sought after location within a private cul de sac off Grange Lane and being ideally positioned for excellent road and rail links, shopping and leisure facilities at Mere Green and Sutton Coldfield town centres and excellent public transport links and would make the perfect home for someone looking to downsize locally. Built in 1985 the bungalow has been lovingly looked after and provides move in ready and spacious accommodation and must be viewed to appreciate the space and convenience on offer. Nestled away in the corner of the cul de sac made up of only 5 similar properties and known as "The Grange" is approached via a large driveway with parking for a number of vehicles and is entered via an enclosed porch with access to a spacious hallway, a lovely large lounge leads in to a conservatory with views and access over the private landscaped rear garden, a fitted kitchen and separate utility room, two great sized bedrooms and a refitted shower room, to complete the home there is a detached garage with electric door and further patio to the side.

Bungalows of this size and standard 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

ENTRANCE HALLWAY A bright and hallway with a useful cloaks cupboard off, radiator, coving and doors to:

FORMAL LOUNGE 11' 4" x 15' 2" (3.45m x 4.62m) A spacious lounge with a feature fireplace as the focal point, coving, radiator and opening in to the conservatory.

CONSERVATORY 10' 4" x 10' 7" (3.15m x 3.23m) Offering a multitude of uses and enjoying views over the private garden, tiled flooring and patio doors to the side.

FITTED KITCHEN 9' x 11' 11" (2.74m x 3.63m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, display units and breakfast bar, space for an oven, sink and drainer unit, rear facing window, tiled flooring and a door to the utility room.

UTILITY ROOM 6' 3" x 10' 4" (1.91m x 3.15m) A further range of matching units with tiled splash backs, space and plumbing for white goods, sink and drainer unit, tiled flooring, a side facing window and door to the rear garden.

BEDROOM ONE 8' 8" x 15' 2" (2.64m x 4.62m) A great sized master bedroom with fitted wardrobes and storage, a further wardrobe with mirrored fronts and shelving and hanging space, radiator and front facing window.

BEDROOM TWO 7' 1" x 11' 4" (2.16m x 3.45m) Having a window to the front and radiator.

REFITTED SHOWER ROOM A refitted white suite with a corner shower cubicle, integrated vanity storage with wash hand basin and WC, window to the side and radiator.

OUTSIDE To the rear of the home there is a beautiful private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and fenced boundaries, flowering borders, side access and a door to the garage.

GARAGE 19' 11" x 11' 10" (6.07m x 3.61m) Electric garage door to the front and further storage over head. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

*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.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323