

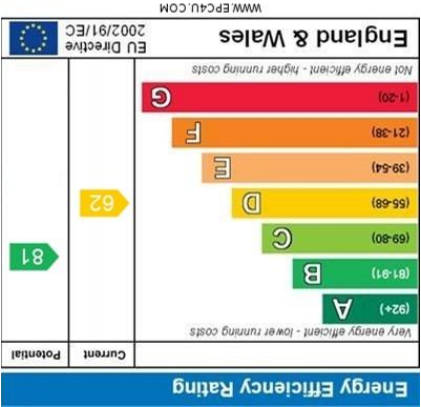
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Highly Sought After Quiet Cul De Sac Location
- NO UPWARD CHAIN
- Four Great Sized Bedrooms
- Large Lounge Diner & Conservatory
- Large Rear Garden



Roughley Drive, Four Oaks,
Sutton Coldfield, B75 6PW

Offers In Region Of
£420,000



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. Approached via a driveway to the front the home is entered through a porch leading to a hallway with access to a large lounge and dining room with a conservatory off, a fitted kitchen, on the first floor there are three great sized bedrooms and family bathroom, on the top floor there is a further double bedroom and to complete the home there is a garage and great sized private garden ideal for the family buyer.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor, useful cloaks cupboard, radiator and doors to:

FORMAL LOUNGE & DINING ROOM 11' 7" x 23' 1" (3.53m x 7.04m) A great sized lounge and dining area with a window to the front aspect, radiator and door to the conservatory.

CONSERVATORY 11' 4" x 9' 5" (3.45m x 2.87m) Offering a multitude of uses with patio doors to the side and having views over the large rear garden.

FITTED KITCHEN 7' 8" x 16' 2" (2.34m x 4.93m) To include a stylish and comprehensive range of matching 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, dish washer, sink and drainer unit, integrated wine rack, useful pantry, windows to side and rear, door to the rear and spot lights overhead.

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

BEDROOM ONE 11' 9" x 11' 6" (3.58m x 3.51m) Having two windows to the front and radiator.

BEDROOM TWO 11' 7" x 11' 3" (3.53m x 3.43m) Having two windows to the rear and radiator.

BEDROOM THREE 7' 10" x 8' (2.39m x 2.44m) Having a window to the front and radiator.

FAMILY BATHROOM A lovely family bathroom which includes a white suite with a corner bath and separate enclosed shower cubicle, integrated vanity storage with low level WC and wash hand basin, fully tiled walls, side and rear window, heated towel rail.

From the landing a further staircase rises to the top floor with a side facing window and door to:

BEDROOM FOUR 14' 2" x 12' 4" (4.32m x 3.76m) Having a window to the rear, radiator and useful eaves storage.

GARAGE 28' x 7' 9" (8.53m x 2.36m) (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 Vodafone, limited for EE, Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 65Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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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WANT TO SELL YOUR OWN PROPERTY?
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