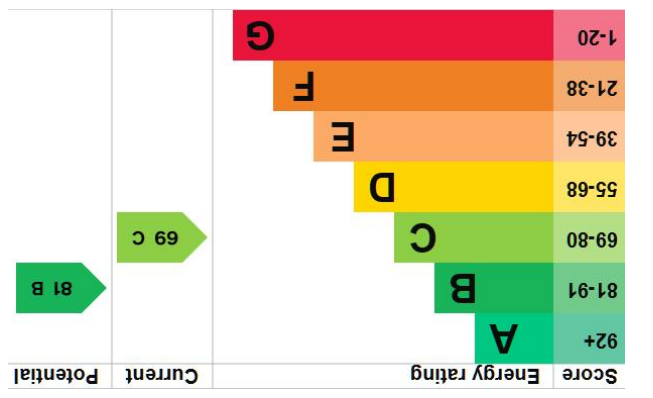


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorised reproduction prohibited. © PropertyBOX



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



- EXTENDED DETACHED FAMILY HOME SITUATED ON A CORNER PLOT
- FOUR BEDROOMS, MASTER WITH EN-SUITE
- OPEN PLAN HIGH SPECIFICATION KITCHEN/LIVING/DINING SPACE

Linforth Drive, Streetly, Sutton Coldfield, B74 2EQ

Offers in Region of £585,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Spacious detached family home that stands on a corner plot and enjoys well proportioned and extended accommodation. Briefly the property comprises reception hall, guest cloakroom, lounge, fantastic living/dining kitchen and utility room. To the first floor four good bedrooms (master with en-suite facility) and a refurbished family bathroom.

The subject property is a short distance from Sutton Park and is also readily accessible for the high standard of amenities and schooling within Streetly.

HALLWAY With frosted double glazed PVC windows to the front and the side, quality flooring and stairs leading to first floor landing.

OPEN PLAN KITCHEN/LOUNGE/DINING SPACE 22' 3" x 21' 11" (6.78m x 6.68m) Benefits from bi fold double glazed PVC doors which open to the garden and double glazed PVC windows to the rear and side. Fitted with a range of white high gloss wall and base units, matching quartz worktop and quartz splash backs, one and half bowl sink drainer with mixer tap, double Neff oven one being py rolytic and the other steam, large induction hob with magnetic twist pad controls, Neff downdraft extractor fan, integrated fridge freezer, integrated dishwasher and door leading to:-

UTILITY ROOM 8' 2" x 7' 10" (2.49m x 2.39m) With frosted double glazed PVC door opening to the side and double PVC window to the side, white high gloss wall and base units with matching work surface and splash backs, stainless sink drainer, plumbing for washing machine and space for tumble dryer.

THROUGH LOUNGE 22' 7" x 11' 9" (6.88m x 3.58m) With double glazed PVC bay window to the front, PVC double glazed French doors opening to the garden and double glazed PVC windows to either side, laminate flooring and feature fireplace.

GUEST CLOAKROOM 7' 10" x 6' 6" (2.39m x 1.98m) Comprising; WC, wash hand basin vanity unit and robe style storage cupboard.

FIRST FLOOR LANDING Airing cupboard off and loft access.

MASTER BEDROOM 17' 4" x 11' 9q" (5.28m x 3.58m) With two large double glazed PVC windows to the front, a range of fitted mirror slide wardrobes, a second fitted wardrobe and laminate flooring.

EN-SUITE 9' 10" x 7' 2" (3m x 2.18m) Comprising; walk in shower cubicle, bath with mixer taps, wash hand basin vanity unit, WC, frosted double glazed PVC window to the rear, chrome radiator, fully tiled and tiled flooring.

BEDROOM TWO 12' 1" x 11' 9"max (3.68m x 3.58m) With double glazed PVC window to the front and laminate flooring.

BEDROOM THREE 11' 1"max x 10' 9"max (3.38m x 3.28m) With double glazed

PVC window overlooking the garden and laminate flooring.

BEDROOM FOUR 14' 9" x 8' 3" (4.5m x 2.51m) With double glazed PVC window to the rear and laminate flooring.

FAMILY BATHROOM 7' 10" x 6' 10" (2.39m x 2.08m) With frosted double glazed PVC window to the rear, white suite comprising; bath with shower over, wash hand basin, WC and is partly tiled.

WRAP AROUND GARDEN Is mostly laid to lawn with timber fence surround, composite decking and planted with a variety of plants, shrubs and trees with side access to the front.

FRONT GARDEN Offers a lawn area planted with a variety of shrubs and trees.

GARAGE 24' 5" x 22' 11" (7.44m x 6.99m) Reducing to 16' 4" in one section of the garage. With up and over opening doors. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 11Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
Networks in your area - Virgin Media, Openreach

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

