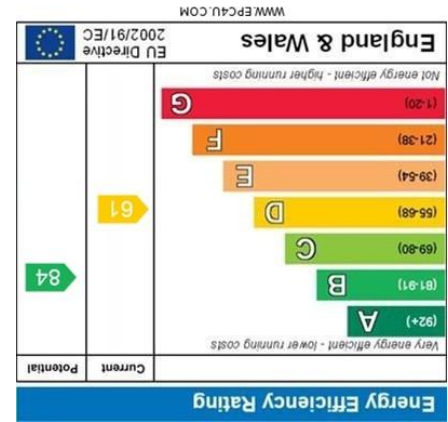


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



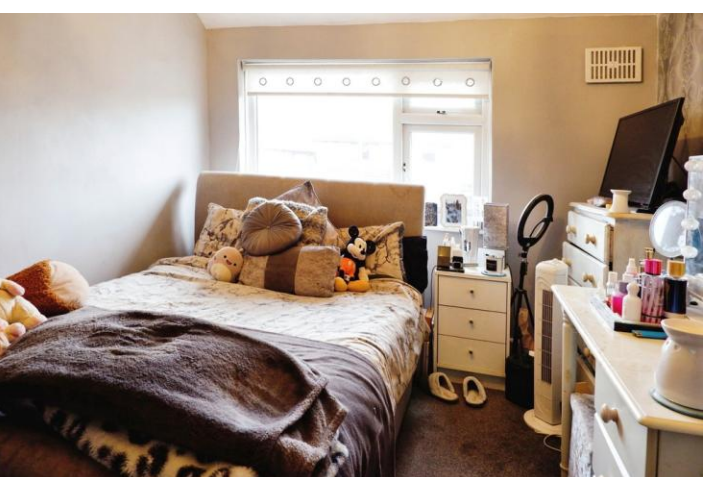
Four Oaks | 0121 323 3323



- Highly Sought After Location
- Driveway
- Formal Lounge
- Extended Kitchen & Dining Area
- 3 Good Sized Bedrooms
- Modern Family Bathroom

Clarendon Road, Four Oaks, Sutton Coldfield, B75 5LA

Offers In Region Of
 £315,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

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 Mere Green and Sutton Coldfield town centres. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway, a formal lounge to the front with double doors to the open plan fitted kitchen and conservatory/dining area, on the first floor there are 3 bedrooms and a family bathroom and to complete the home there is a large private garden which is ideal for the family buyer.

Homes of this size and standard are rare to the market so 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 and a door to:

FORMAL LOUNGE 15' 4" x 11' 11" (4.67m x 3.63m) Having a feature fireplace as the focal point, a deep walk in bay to the front aspect, radiator and double doors in to the kitchen/dining room.

KITCHEN/DINING ROOM 19' 7" max 8' 11" min x 15' max 8' 3" min (5.97m x 4.57m) A large open plan kitchen and dining area, the fitted kitchen includes a matching range of wall and base mounted units with complementing work surfaces over, space for a Range style cooker with extractor fan over, integrated dish washer, space for an American Style fridge freezer, breakfast bar with further wall cabinets over and plumbing for white goods, 2 radiators and leading in to the extended conservatory/dining area with patio doors giving access and providing views over the large garden.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 11' 1" x 9' 3" (3.38m x 2.82m) Having a window to the rear and radiator.

BEDROOM TWO 11' 2" max x 9' 3" (3.4m x 2.82m) Having a window to the front and radiator.

BEDROOM THREE 6' 10" min x 9' 3" (2.08m x 2.82m) Having a window to the front and radiator.

FAMILY BATHROOM Includes a matching white suite with a P shaped bath with shower over, wash hand basin, low level WC, heated towel rail and a window to the rear.

OUTSIDE To the rear of the home there is a very large private garden with a patio area for entertaining, mainly lawned with fenced boundaries.

Council Tax Band B - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
 Broadband Type = Superfast. Highest available download speed 73 Mbps. Highest available upload speed 20 Mbps.
 Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

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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