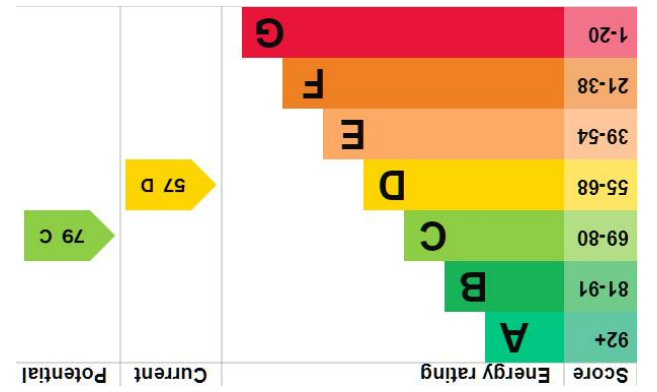


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS**  
**NOT TO SCALE: THIS IS AN APPROXIMATE**

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. Unauthorized reproduction prohibited. © PropertyBOX



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
- Close to Arthur Terry
- Conservatory
- Kitchen Diner
- 3 Great Sized Bedrooms
- Family Bathroom

Dawney Drive, Four Oaks, Sutton Coldfield, B75 5JA

£475,000

## Property Description

Green and Company are delighted to offer to the market this superb three bedroom detached family home situated within a highly sought after quiet cul de sac within Four Oaks. 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 & Sutton Coldfield Town centres. Approached via a block paved driveway to the front the home is entered through an enclosed porch, a hallway with guest WC, a superb open plan lounge diner leads to a conservatory overlooking the private rear garden and a kitchen diner, on the first floor there are three great sized bedrooms and a family bathroom, two garages and a lovely garden.

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 ENTRANCE PORCH

**HALLWAY** Having a staircase rising to the first floor, wood effect flooring, radiator, spotlights, and doors to:

**GUEST WC** To include a white suite with low level WC, wash hand basin, wood effect flooring and radiator.

**LOUNGE DINER** 18' 9" max x 18' max (5.72m x 5.49m) A bright and spacious L shaped lounge diner with a feature raised fireplace as the focal point, wood effect flooring throughout, two radiators, windows to both front and rear and a door to the conservatory.

**CONSERVATORY** 10' 6" x 11' 9" (3.2m x 3.58m) Having wood effect flooring and patio doors leading out to the private rear garden.

**FITTED KITCHEN** 12' 7" x 12' 2" (3.84m x 3.71m) Includes a matching range of high gloss wall and base mounted units with complementing work surfaces over tiled splash backs and under cupboard lighting, integrated double oven and hob with extractor fan over, sink and drainer unit, space for a dish washer and washing machine, ample space for a dining table and chairs for casual dining, radiator, tiled flooring and a door to the rear garden.

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

**BEDROOM ONE** 18' 2" x 7' 10" (5.54m x 2.39m) A lovely dual aspect bedroom with windows to both front and rear and radiator.

**BEDROOM TWO** 9' 11" x 12' 5" (3.02m x 3.78m) Having spot lights, a useful over stairs storage cupboard, a window to the front and radiator.

**BEDROOM THREE** 8' 2" x 8' (2.49m x 2.44m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A stylish white suite with a Jacuzzi bath with shower over, built in vanity storage with wash hand basin and WC, radiator, tiled walls and a window to the rear.

**OUTSIDE** To the rear of the home there is a lovely private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

**GARAGE** The garage at this stage remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E Birmingham City Council

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

Mobile coverage - voice likely available for EE, Three, O2 and Vodafone and data likely available for EE and Three, limited for 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 76 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

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.

**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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