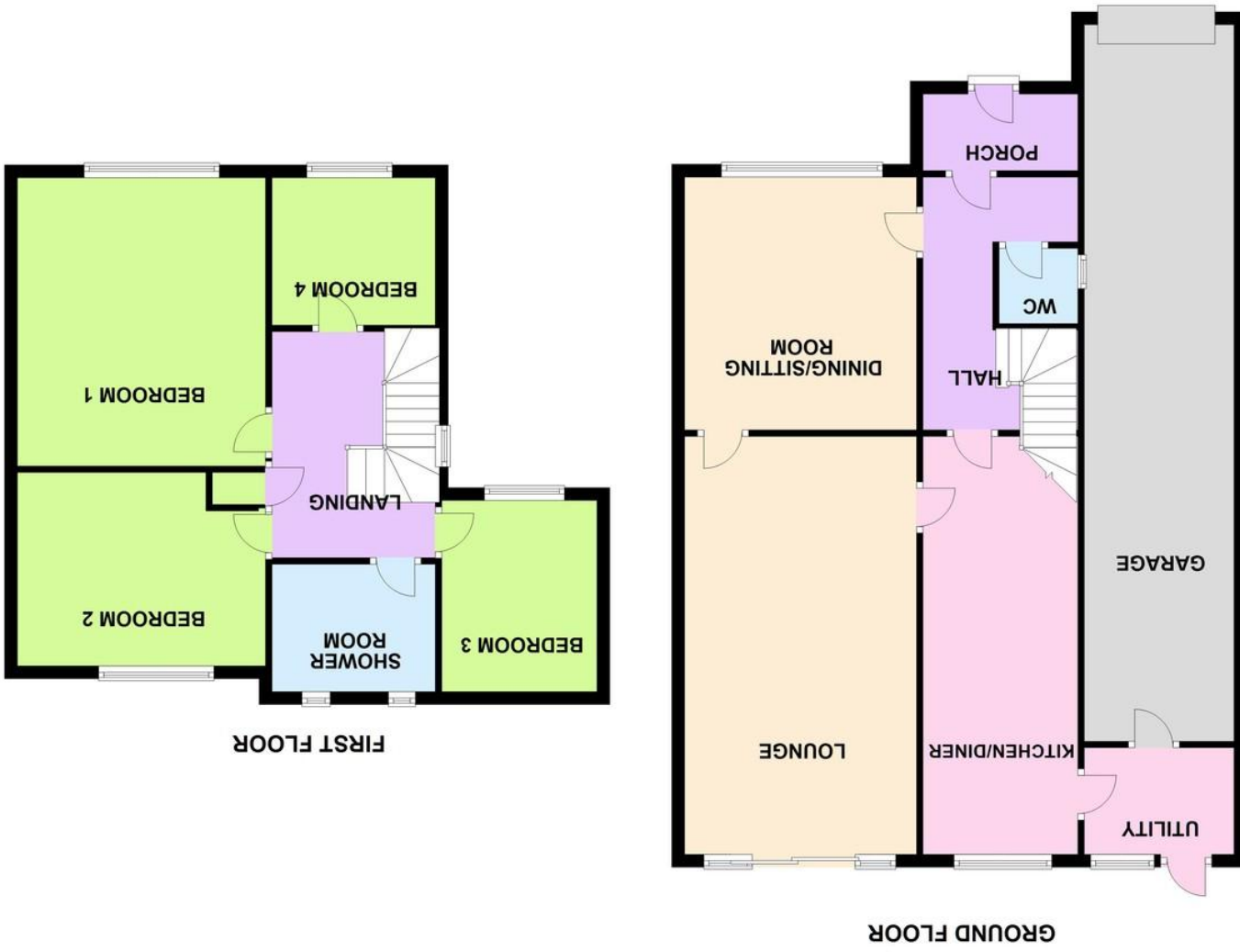


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



**LEGAL READY**

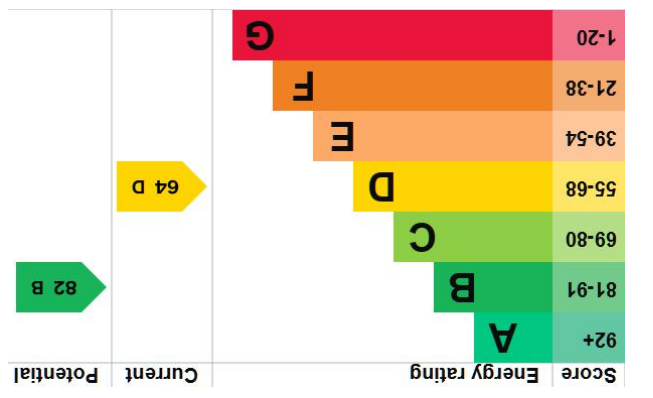
"How does this help me?"

The motivated vendor of this property has required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- Extended 4 Bedroom Detached Family Home
- Hallway With Guest WC
- Spacious Lounge & Dining Room
- Extended Kitchen Diner

Moor Meadow Road, Sutton Coldfield, B75 6BU

£499,000



## Property Description

Occupying a highly sought after area of Sutton Coldfield 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 & Sutton Coldfield town centres. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with a guest WC, a formal dining room to the front, an extended lounge to the rear, a lovely kitchen diner and utility area. On the first floor there are four bedrooms and a shower room and to complete the home there is a large garage and a private rear garden.

The home is being sold with no upward chain.

In brief the accommodation comprises:

**ENCLOSED ENTRANCE PORCH**

**HALLWAY** Having a returning staircase to the first floor, radiator, coving and doors to:

**GUEST WC** A white suite with a low level WC, wash hand basin, radiator and side facing window.

**DINING ROOM** 12' 10" x 11' (3.91m x 3.35m) Having a window to the front aspect, radiator, coving and a door in to the formal lounge.

**FORMAL LOUNGE** 17' 4" x 10' 11" (5.28m x 3.33m) A large formal lounge with sliding patio doors to the rear and overlooking the private garden, a raised fireplace as the focal point, radiator and coving.

**EXTENDED KITCHEN DINER** 18' 2" x 7' 11" (5.54m x 2.41m) To include a stylish and contemporary range of cream fronted wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, space for a dishwasher and fridge freezer, sink and drainer unit, ample space for a dining table and chairs for casual dining, radiator, rear facing window and a door to the utility room.

**UTILITY ROOM** 5' 5" x 9' (1.65m x 2.74m) Providing plumbing and space for white goods, a sink and drainer unit, a window and door to the rear and a door to the garage.

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

**BEDROOM ONE** 13' 6" x 11' max (4.11m x 3.35m) A lovely master bedroom with a range of fitted wardrobes with shelving, hanging and storage space, a window to the front and radiator.

**BEDROOM TWO** 8' 2" to wardrobes x 11' (2.49m x 3.35m) Having built in wardrobes a window to the rear and radiator.

**BEDROOM THREE** 8' 6" x 8' 6" (2.59m x 2.59m) Having a window to the front and radiator.

**BEDROOM FOUR** 6' 10" x 8' 6" (2.08m x 2.59m) Having a window to the front and radiator.

**SHOWER ROOM** A white suite with a fully enclosed corner shower cubicle, wash hand basin, low level WC, radiator and two windows to the rear.

**GARAGE** 32' 2" x 7' 11" (9.8m x 2.41m) With electric up and over door to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**GARDEN** 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 privacy and ideal for the family buyer.

Council Tax Band E 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 available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Virgin Media, Openrecach

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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