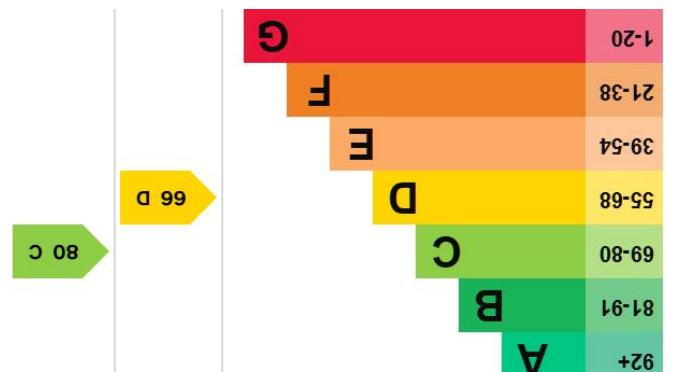


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- Spacious Lounge & Dining Area
- Fitted Kitchen & Conservatory/Breakfast Room
- Home Office/Play Room
- Utility & Guest WC

Heath Croft Road, Four Oaks, Sutton Coldfield, B75 6RT

Offers In Region Of
 £625,000



Property Description

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 Sutton Coldfield town centres. This thoughtfully extended family home is entered via an enclosed porch with access to the hallway, a formal lounge and separate dining area to the rear. A lovely fitted kitchen leads to a conservatory/sitting area. A utility, guest WC and home office/playroom complete the ground floor. On the first floor there are four bedrooms and a family bathroom, the master has a dressing area and an en suite shower room. To complete the home there is a garage and a private rear garden which is ideal for the family buyer.

Homes such as this within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY Having a staircase to the first floor with useful storage cupboard beneath, radiator, coving and doors to:

LOUNGE 13' 2" x 14' 5" (4.01m x 4.39m) A lovely formal lounge with a feature fireplace as the focal point, radiator, coving, wood effect flooring and opening in to:

DINING AREA 11' 7" x 9' 7" (3.53m x 2.92m) Having sliding patio doors with access and views over the private rear garden, radiator, coving, wood effect flooring and access to both the kitchen and utility area:

KITCHEN DINER 21' 9" x 8' 9" (6.63m x 2.67m) To include a stylish and comprehensive range of high gloss contrasting wall and base mounted units with complementing granite work surfaces over, tiled splash backs and under cupboard down lighting, space for a Range style cooker with extractor fan over, integrated fridge, freezer and dish washer, under cupboard spotlights, tiled flooring, opening in to the conservatory/sitting/breakfast room with patio doors to the rear and a wall mounted heater.

UTILITY 6' 11" x 8' 5" (2.11m x 2.57m) max Plumbing and space for white goods, sink and drainer unit, radiator, tiled flooring a door to the guest WC, home office and garage.

GUEST WC

HOME OFFICE/PLAYROOM/SNUG 10' 3" x 8' 2" (3.12m x 2.49m) Offering a multitude of uses and currently a great home office with wood effect flooring, patio doors to the side, a window to the rear, full height radiator and coving.

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

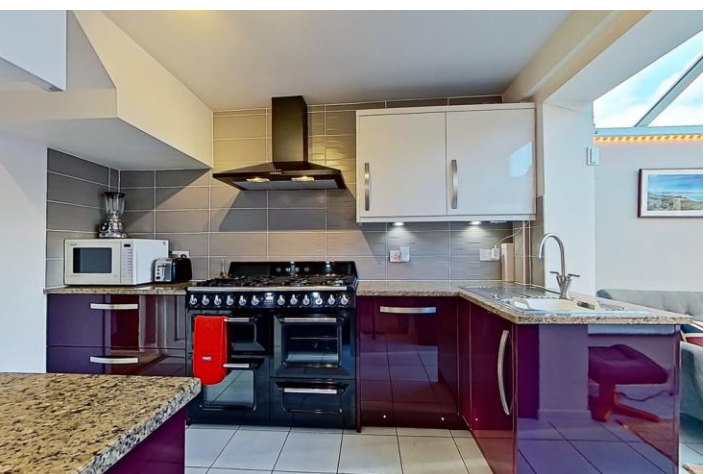
BEDROOM ONE 11' 2" x 10' 6" plus dressing area (3.4m x 3.2m) A great sized master bedroom with a window to the rear, built in wardrobe, radiator and opening in to the dressing area with a further range of fitted wardrobes with shelving and hanging space and a door to the en suite shower room.

EN SUITE SHOWER ROOM To include a matching white suite with a double width fully tiled walk in shower cubicle, wash hand basin, low level WC, heated towel rail and window to the rear.

BEDROOM TWO 11' 1" x 10' 6" (3.38m x 3.2m) Having a window to the front and radiator.

BEDROOM THREE 13' 2" x 7' 9" (4.01m x 2.36m) Having a window to the front and radiator.

BEDROOM FOUR 9' 9" x 7' 4" (2.97m x 2.24m) Having a window to the front and radiator.



BATHROOM To include a matching white suite with a P shaped bath with shower screen, integrated vanity storage with wash hand basin, low level WC, fully tiled walls and flooring and windows to both rear and side.

GARAGE 16' 10" x 8' (5.13m x 2.44m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a lovely private garden with a patio for entertaining, mainly laid to lawn with mature trees and shrubs to the boundaries, further potential to extend subject to planning permission and being 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 available likely for Three, limited for O2, Vodafone and data available likely for Three, limited for Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
 Networks in your area - Virgin Media, 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.

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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