

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



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 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.
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Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- Refitted Kitchen Diner
- 3 Reception Rooms
- 4 Good Sized Bedrooms
- Master With En Suite Bathroom

Little Sutton Lane, Four Oaks,
 Sutton Coldfield, B75 6SH

£770,000



Property Description

Occupying a highly sought after location within Four Oaks 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 lovely family home has been thoughtfully extended and offers spacious living accommodation over two floors and is approached via an in and out driveway to the front, a large impressive entrance hallway, a formal lounge, a further sitting and dining room, a beautiful expensively refitted kitchen diner, on the first floor there are four bedrooms, the master has an en suite bathroom and a refitted family shower room, to complete the home there is a double garage and a private rear 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:

ENTRANCE HALLWAY An impressive entrance with an Orangery lantern light over head, radiator and opening in to the hallway with a returning staircase to the first floor, wood effect flooring, coving and doors to:

GUEST WC Refitted to include a suite with a low level WC, integrated vanity storage with wash hand basin, side facing window and heated towel rail.

FORMAL LOUNGE 17' 1" x 13' 8" (5.21m x 4.17m) Entered via double doors from the hallway and having a bay window to the front, radiator and coving.

KITCHEN DINER 22' 3" x 14' 6" max (6.78m x 4.42m) Including a comprehensive fitted kitchen by Mereway Kitchens and comprises a Neff Hide & Slide oven, Neff combined oven and microwave, Neff induction hob, Neff fridge, and Siemens dishwasher, quartz work surfaces, sink and drainer unit, a window to the rear, a further door to the side and opening in to the dining/sitting area for casual dining.

SNUG 14' 11" x 11' 5" (4.55m x 3.48m) Having a feature fireplace as the focal point, double doors to the rear garden, a window to the side and opening in to the formal dining area.

FORMAL DINING 14' 11" x 9' 11" (4.55m x 3.02m) Having windows to both side and rear, radiator and a further door leading back in to the hallway.

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

BEDROOM ONE 18' 6" x 9' 10" (5.64m x 3m) Having a window to the front, radiator and a door to the en suite bathroom.

EN SUITE BATHROOM To include a matching white suite with a panelled bath, a separate shower cubicle, wash hand basin, low level WC, radiator and a front facing window.

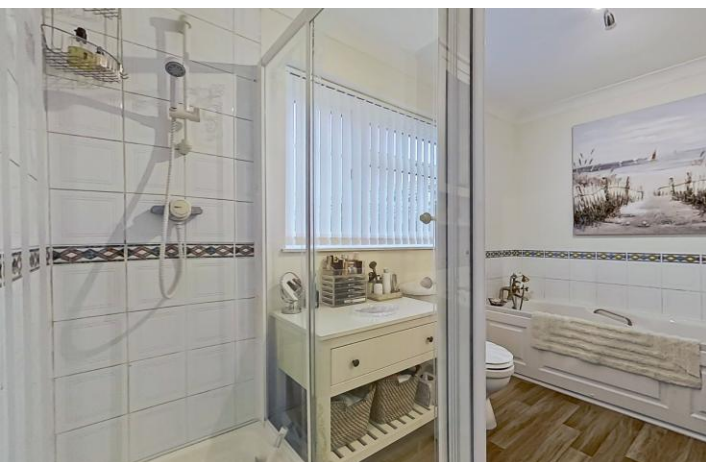
BEDROOM TWO 11' 5" x 10' (3.48m x 3.05m) Having a window to the rear and radiator.

BEDROOM THREE 11' 6" x 8' 4" (3.51m x 2.54m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 11" x 7' 10" (3.02m x 2.39m) Having a window to the side and radiator.

REFITTED SHOWER / WETROOM A matching suite with a double width walk in shower cubicle, wash hand basin with vanity storage beneath, WC, heated towel rail and side facing window.

GARAGE 17' 3" x 16' 1" (5.26m x 4.9m) (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 sized garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries and being ideal for the family buyer.

Council Tax Band G Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 64Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 22Mbps.

Networks in your area - Openreach, Virgin Media

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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