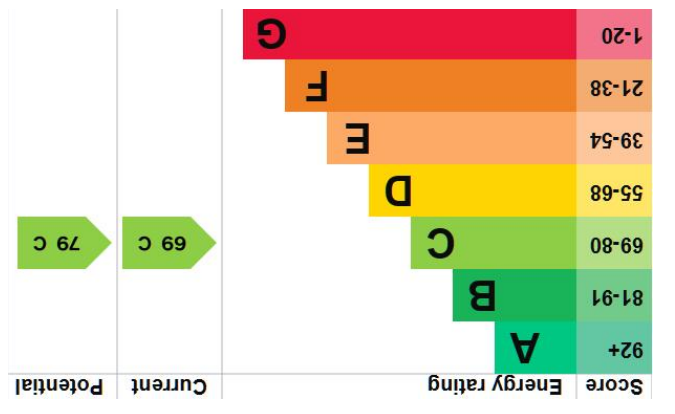


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A Large 4 Bedroom Extended Family Home
- Hallway With Guest WC
- Formal Lounge
- Stunning Open Plan Kitchen/Dining/Living Room
- 4 Good Sized Bedrooms

Roughley Drive, Four Oaks, Sutton Coldfield, B75 6PW

Offers In Region Of £650,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

This immaculate four bedroom detached property, ideal for families, located in a sought-after area close to excellent schools and a variety of shopping and leisure facilities in Mere Green & Sutton Coldfield town centres.

This stunning home boasts a spacious open-plan kitchen with a modern kitchen island, flooded with natural light and featuring high-end appliances. The kitchen also offers a generous dining space, perfect for entertaining guests or enjoying family meals as well as bi folding and patio doors giving access to the large private garden.

The property benefits from a separate reception room, providing a cosy space for relaxation or entertaining.

The master bedroom comes with a stylish en-suite shower room, while the second bedroom offers ample space for a double bed, the family bathroom is equipped with a luxurious free-standing bath, a refreshing rain shower, and has been newly refurbished.

Situated in a quiet neighbourhood with strong local community ties, this home is surrounded by green spaces, nearby parks, and offers easy access to public transport links, walking routes, and cycling routes. Don't miss out on this fantastic opportunity to own a beautiful family home in this desirable location.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, Oak flooring with under floor heating, coving and doors to:

GUEST WC A matching white suite with a low level WC, wash hand basin with vanity storage beneath, heated towel rail and a door to the garage.

FORMAL LOUNGE 17' 2" to bay x 10' 9" (5.23m x 3.28m) Having a deep walk in bay to the front, oak flooring with under floor heating.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 22' 5" max 10' 5" min x 25' 2" max 14' 1" min (6.83m max 3.18m min x 7.67m max 4.29m min)

A beautiful multifunctional open plan kitchen, living and dining room, the contemporary fitted kitchen includes a comprehensive range of contrasting wall and base mounted units with complementing work surfaces over incorporating a breakfast bar, strip lighting, integrated oven, microwave oven, induction hob and dishwasher and freezer, opening in to the living area with a media wall as the focal point and orangery lantern light over head, two sets of full width bi-folding doors connecting directly to the patio area, spotlights and under floor heating throughout and leading to the dining area with further patio doors to the rear garden.

From the hallway a staircase rises to the first floor landing with a vaulted ceiling and Velux light overhead and doors to:

BEDROOM ONE 13' 9" x 10' 11" (4.19m x 3.33m) Having a range of fitted

furniture, a rear facing window and a door to the en suite shower room.

EN SUITE SHOWER ROOM A walk in shower cubicle with, wash hand basin with vanity storage beneath, heated towel rail and rear facing window.

BEDROOM TWO 12' 1" x 10' 10" (3.68m x 3.3m) Having a window to the front and radiator

BEDROOM THREE 12' 7" x 7' 1" (3.84m x 2.16m) Having a window to the front and radiator

BEDROOM FOUR 8' 1" x 7' 9" (2.46m x 2.36m) Having a window to the rear and radiator.

LUXURY FAMILY BATHROOM A luxury refitted family bathroom with a free standing bath with shower attachments, a separate double width walk in shower cubicle, suspended wash hand basin with vanity storage beneath, low level WC and heated towel rail.

GARAGE 14' x 7' (4.27m x 2.13m) (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 large private garden with a patio area for entertaining 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 for EE, Three, O2, Vodafone and data available 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 73Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

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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