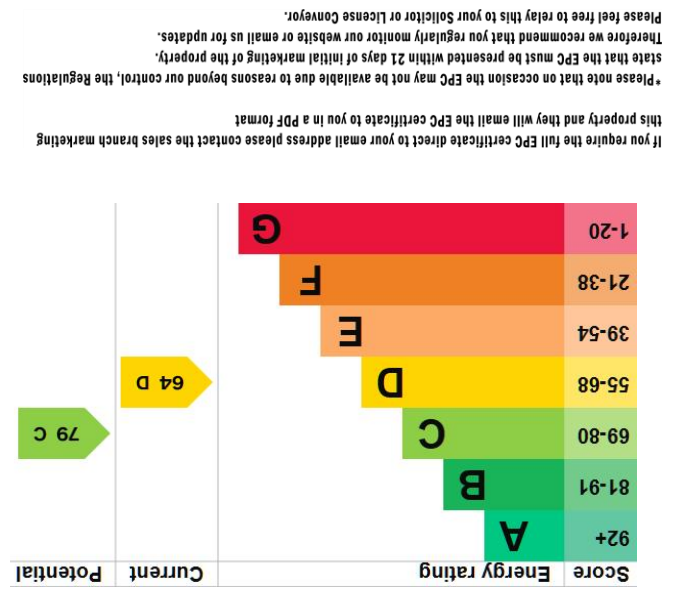


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Four Oaks | 0121 323 3323



- Deceptively Spacious 4 Double Bedroom 3 Storey Family Home
- Expensively Refitted Kitchen
- Spacious Lounge & Conservatory
- 2 En Suite Bedrooms
- Luxury Family Bathroom
- Private Rear Garden



Farm House Lane, Four Oaks, Sutton Coldfield, B75 5UH

Offers in excess of £500,000



## 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. Having been thoughtfully and expensively modernised by the current owners the home offers spacious living accommodation over 3 floors, entered via a hallway with guest WC, there is a formal lounge diner to the rear with access to a large conservatory, an expensively fitted kitchen, on the first floor there are 3 double bedrooms, the master with en suite shower room and a luxury family bathroom, on the top floor there is a further double bedroom with an en suite bathroom, to complete the home there is a garage which has been converted to incorporate a utility room and a low maintenance rear garden.

Homes of this size and standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

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

**GUEST WC** To include a white suite with low level WC, wash hand basin with vanity storage beneath, fully tiled walls heated towel rail.

**LOUNGE DINER** 9' 3" x 20' 3" (2.82m x 6.17m) A spacious lounge and dining room with a feature raised fireplace as the focal point, a window to the rear, radiator and patio doors to the conservatory.

**CONSERVATORY** 8' 10" x 11' 3" (2.69m x 3.43m) Windows to two sides and patio doors leading out to the rear garden.

**FITTED KITCHEN** 16' 3" x 7' 7" (4.88m x 2.31m) To include a comprehensive range of high gloss wall and base mounted units with quartz work surfaces over and strip mood lighting, integrated double oven and induction hob with extractor over, integrated dish washer, space for a fridge freezer, sink and drainer unit, door to side and window to front.

**UTILITY ROOM** 6' 3" x 7' 8" (1.91m x 2.34m) Partial garage conversion with space for white goods and a door to the garage stores.

From the hallway a returning staircase leads to the first floor with access to:

**BEDROOM ONE** 11' 8" x 11' 4" (3.56m x 3.45m) Having a range of fitted wardrobes with shelving and hanging space, a rear facing window and door to the en suite shower room.

**EN SUITE SHOWER ROOM** To include a double width walk in shower cubicle, wash hand basin, low level WC fully tiled walls and floor, heated towel rail and rear facing window.

**BEDROOM TWO** 8' 7" x 12' 6" (2.62m x 3.81m) Having a window to the front and fitted wardrobes with shelving and hanging space.

**BEDROOM THREE** 12' 6" x 7' 6" (3.81m x 2.29m) A window to the front, fitted wardrobe and radiator.

**FAMILY BATHROOM** Refitted to include a bath with shower over and shower screen, low level WC, suspended wash hand basin, fully tiled walls and floor, a window to the side and heated towel rail.

From the first floor landing a further contemporary staircase with glass balustrade leads to:

**BEDROOM FOUR** 13' 4" x 14' 7" (4.06m x 4.44m) A further double bedroom with built in furniture and eaves storage, rear Velux window and a door to the en suite bathroom.



**EN SUITE BATHROOM** To include a white suite with a panelled bath with shower attachment, wash hand basin with vanity storage, low level WC, heated towel rail and Velux window to the rear.

**GARAGE/STORAGE** 9' 4" x 7' 11" (2.84m x 2.41m) Partially converted so now a storage space with a remote controlled door to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a low maintenance garden.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 18Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
 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.

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.

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