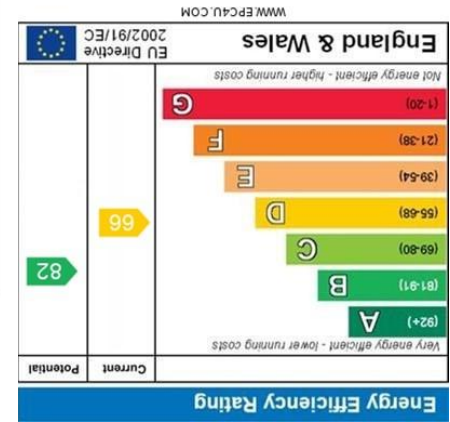


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- 4 Bedroom Detached Family Home
- Quiet Cul De Sac Location
- Spacious Lounge & Separate Dining Room
- Conservatory
- Fitted Kitchen & Utility Room With Shower

Marlborough Close, Four Oaks,
 Sutton Coldfield, B74 4XE

Offers In Region Of
 £525,000



Property Description

Occupying a highly sought after quiet cul de sac 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. Nestled at the end of the cul de sac there is a landscaped garden to the front, the home is entered via a hallway with a guest WC, a lovely formal lounge and separate dining room with a conservatory overlooking the private rear garden, a fitted kitchen and utility room with an enclosed shower cubicle, on the first floor there are four bedrooms and a family bathroom and to complete the home there is a private rear garden and garage.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

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

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

FORMAL LOUNGE 19' 7" max x 13' 5" (5.97m x 4.09m) Entered via double doors off the hallway and having a deep walk in bay to the front aspect, a feature fireplace as the focal point, two radiators, coving and a door to the formal dining room.

FORMAL DINING ROOM 10' 11" x 10' 10" (3.33m x 3.3m) Having a radiator, coving and patio doors in to the conservatory.

CONSERVATORY 11' 2" x 10' 11" (3.4m x 3.33m) Offering a multitude of uses and enjoying views and providing access to the private rear garden, tiled flooring and double doors to the side.

FITTED KITCHEN 17' max x 8' 11" max (5.18m x 2.72m) To include a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs and display cabinets, integrated double oven and gas hob with extractor fan over, sink and drainer unit, rear facing window and a door to the utility room.

UTILITY ROOM 11' 7" x 8' (3.53m x 2.44m) A further range of matching wall and base mounted units, tiled flooring, space and plumbing for white goods, circular sink, a window and door to the rear, a fully enclosed shower cubicle and a door to the garage.

From the hallway a staircase rises to the first floor with access to:

BEDROOM ONE 10' x 11' (3.05m x 3.35m) Having a window to the front, built in wardrobes with shelving, hanging and storage space, radiator and coving.

BEDROOM TWO 9' 9" x 9' 10" (2.97m x 3m) A window to the rear, fitted wardrobe with mirrored fronts, radiator and coving.

BEDROOM THREE 8' 6" x 9' 9" (2.59m x 2.97m) Having a window to the rear, coving and radiator.



BEDROOM FOUR 7' 4" x 8' 7" (2.24m x 2.62m) Having a front facing window, over stairs storage cupboard, coving and radiator.

FAMILY BATHROOM Includes a matching suite with a panelled bath with shower over and shower screen, wash hand basin with integrated vanity storage beneath including a low level WC, side facing window and heated towel rail.

GARAGE 16' 4" max x 8' 2" max (4.98m x 2.49m) (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 area for entertaining, mainly lawned with mature trees and shrubs to the boundaries, offering maximum privacy 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 EE, O2, Vodafone and data available likely for Three, Limited for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4Mbps.
 Broadband Type = Superfast Highest available download speed 68 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.
 Networks in your area -

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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