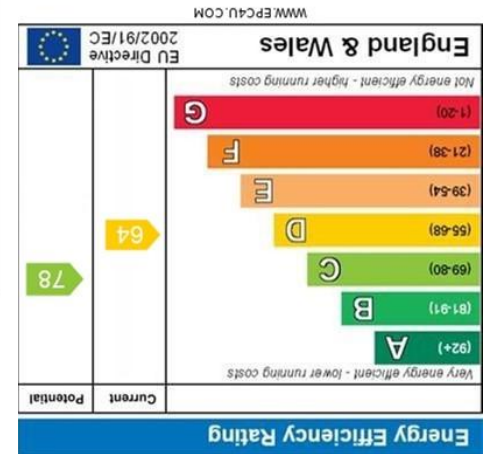


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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



- Highly Sought After Location
- Beautifully Presented Throughout
- Landscaped Grounds
- Spacious Formal Lounge
- Kitchen Diner
- 4 Bedrooms

Edge Hill Road, Four Oaks, Sutton Coldfield, B74 4PD

£725,000



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. Having undergone an extensive and thoughtful refurbishment by the current owners this beautifully presented former bungalow can either be a family home or ideal for those downsizing but enjoying all of the facilities that are on the doorstep. This lovely home sits within landscaped grounds and approached via a gated driveway leading to a detached garage, the home itself is entered via a large enclosed porch leading to a spacious hallway with access to a lovely formal lounge, an expensively fitted kitchen diner overlooking the landscaped garden, on the ground floor there are two bedrooms and a luxury family bathroom and on the first floor there are two bedrooms which share a shower room.

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

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH Entered via double doors and having a feature arched window to the side and a door to the hallway.

HALLWAY A spacious hallway with wood effect flooring, radiator, coving, spotlights and doors to:

FORMAL LOUNGE 15' 11" x 22' (4.85m x 6.71m) A lovely lounge and dining room with a feature fireplace as the focal point, patio doors overlooking and giving access to the private landscaped garden, two recessed Velux windows allowing natural light, further windows to either side one having bench seating, spotlights, radiator, coving, a white oak staircase rising to the first floor and a door to the kitchen diner.

KITCHEN DINER 16' 5" x 13' 6" (5m x 4.11m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing quartz work surfaces over, contemporary tiled splash backs and under cupboard lighting, integrated double oven and grill, induction hob with extractor fan over, integrated fridge freezer, sink and drainer unit, side facing window, recessed Velux window, breakfast bar and two arduways leading in to the sitting/casual dining area with doors to the rear garden, base mounted units, radiator, windows to rear and side and tiled flooring throughout.

From the hallway there is access to two of the bedrooms and family bathroom.

BEDROOM 11' 7" x 11' 9" (3.53m x 3.58m) Currently used as an office with a deep walk in bay to the front, radiator, spotlights and a recessed Velux sky light.

BEDROOM 10' 8" x 9' 9" (3.25m x 2.97m) A further great sized bedroom and currently being used as a dressing room with a deep walk in bay to the side, coving and radiator.

FAMILY BATHROOM A luxury family bathroom with a P shaped bath with shower over and shower screen, integrated vanity storage to include a wash hand basin and WC, cupboards with down lighting, radiator, tiled walls and a window to the side.

From the lounge a white oak staircase rises to the first floor landing with doors to:

BEDROOM 17' 3" x 10' 6" (5.26m x 3.2m) A lovely master with windows to 3 sides allowing natural light, spot lights and radiator.



BEDROOM 8' 7" x 10' 3" (2.62m x 3.12m) Having a picture window to the rear garden, storage, spotlights, radiator and Velux window.

SHOWER ROOM A white suite with a walk in shower cubicle, integrated vanity storage with wash hand basin, low level WC, side window and radiator.

GARAGE 19' 3" x 31' 7" (5.87m x 9.63m) Having two double remote controlled doors to the front and mechanical pit, there is vast storage above and subject to change to commercial use would make a great space to run a business from. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The garden has been beautifully landscaped with a decked area for entertaining surrounded by mature trees and manicured shrubs offering privacy and providing a picturesque setting.

Council Tax Band E 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, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.
 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.

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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