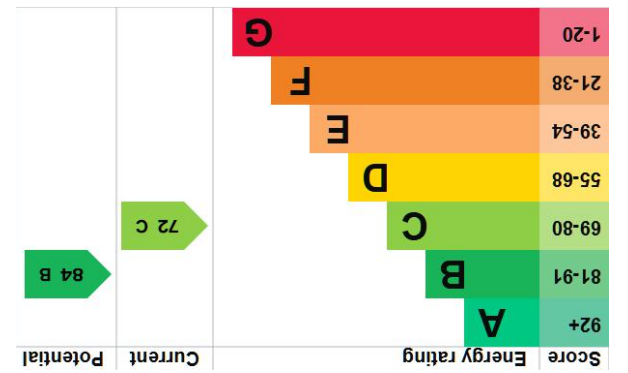


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Quiet Cul De Sac Location
- 4 Bedroom Executive Detached Family Home
- Hallway With Guest WC
- Formal Lounge
- Extended Kitchen Diner



Woodman Grove, Harvest Fields, Sutton Coldfield, B75 5UP

Asking Price Of £525,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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. The home has been thoughtfully extended and is entered via a hallway with guest WC, a formal lounge and separate dining room, a beautiful open plan kitchen diner and utility room, on the first floor there are four bedrooms the master has an en suite shower room, a family bathroom and to complete the home there is a private rear garden being ideal for the family buyer.

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:

HALLWAY Having a staircase rising to the first floor, radiator, useful storage cupboard and doors to:

GUEST WC To include a matching suite with low level WC and wash hand basin.

FORMAL LOUNGE 15' 7" max 14' min x 11' 9" (4.75m max 4.27m min x 3.58m) Having a feature fireplace as the focal point, deep walk in bay to the front aspect, radiator and coving.

DINING ROOM 11' x 8' 6" (3.35m x 2.59m) Offering a multitude of uses with patio doors to the rear garden, coving and radiator.

EXTENDED KITCHEN DINER 18' 2" x 14' 6" (5.54m x 4.42m) To include a stylish range of complementing wall and base mounted units with complementing work surfaces, tiled splash backs and under cupboard lighting, integrated double oven and gas hob with extractor fan over, integrated fridge freezer, sink and drainer unit, window and door to the rear garden, ample space for a dining table and chairs for casual dining, a radiator and door to the utility room.

UTILITY ROOM 8' 3" x 7' (2.51m x 2.13m) Base units, sink and drainer unit and space and plumbing for white goods.

From the hallway a staircase rises to the first floor landing with a front facing window, radiator, airing cupboard and doors to:

BEDROOM ONE 13' max 9' 9" min x 12' (3.96m max 2.97m min x 3.66m) Having a window to the front, built in wardrobes and radiator, door to:

EN SUITE SHOWER ROOM A matching suite with double width walk in shower cubicle, wash hand basin, low level WC and side facing window.

BEDROOM TWO 11' 9" x 11' 9" max 9' 6" min (3.58m x 3.58m max 2.9m min) Having a window to the rear, radiator and fitted wardrobes.

BEDROOM THREE 9' 7" x 8' 10" (2.92m x 2.69m) Having a window to the front and radiator.

BEDROOM FOUR 11' 10" x 8' 9" (3.61m x 2.67m) Having a window to the rear and radiator.

FAMILY BATHROOM A matching white suite with a panelled bath with shower over, wash hand basin, low level WC, radiator and rear facing window.

STORAGE 8' 6" x 6' 1" (2.59m x 1.85m) Forming part of the converted garage.

OUTSIDE To the rear of the home there is a good sized private garden with a patio area for



entertaining, mainly lawned with fenced boundaries and being ideal for the family buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 0.9Mbps.
 Broadband Type = Superfast Highest available download speed 53Mbps. Highest available upload speed 10Mbps.
 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.

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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