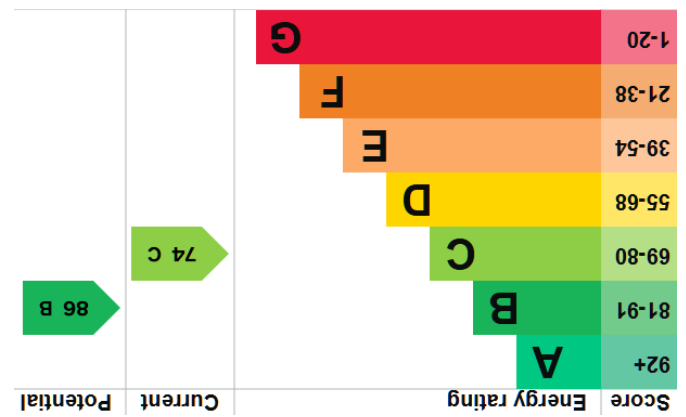


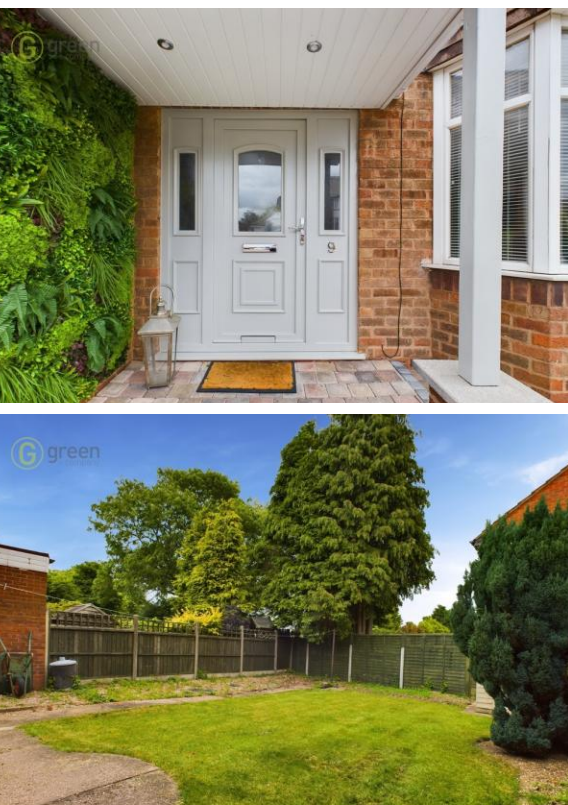
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- Thoughtfully Extended Family Home
- Hallway With Guest WC
- Formal Lounge
- Open Plan Dining Kitchen
- 3 Double Bedrooms

Sadler Road, Sutton Coldfield, B75 6JA

Offers In Excess Of  
 £400,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a highly sought after location within Sutton Coldfield 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, Sutton Coldfield town centres and beyond. The home has been cleverly and thoughtfully extended and now includes a reception hallway with a guest WC, a formal lounge to the front, a full width open plan fitted kitchen/living/dining room, on the first floor there are three double bedrooms and a luxury family bathroom and to complete the home there is a garage and a good sized private 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:

Recessed porch with down lighting and opening to:

**ENTRANCE HALLWAY** Having a staircase rising to the first floor, access to the garage, radiator and doors to:

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

**FORMAL LOUNGE** 16' 11" to bay x 11' 3" (5.16m x 3.43m) A great sized formal living room with a deep walk in bay to the front aspect, radiator and coving.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 11' 9" max 8' 8" min x 24' 6" (3.58m x 7.47m) A superb open plan extended multifunctional kitchen, living and dining room, the kitchen now includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, integrated dish washer, space for a fridge freezer, sink and drainer unit, 2 rear facing windows, tiled flooring, breakfast bar, over head spotlights and leading to the casual dining/sitting area with wood effect flooring, radiator and patio doors providing access and views over the private rear garden.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 13' 9" to bay x 10' 4" (4.19m x 3.15m) A large master bedroom with a deep walk in bay to the front aspect and radiator.

**BEDROOM TWO** 11' 5" x 11' 4" (3.48m x 3.45m) Having a window to the rear and radiator.

**BEDROOM THREE** 8' 8" x 12' (2.64m x 3.66m) A further double bedroom with a window to the front, spotlights and radiator.

**LUXURY BATHROOM** A luxury refitted bathroom with a white suite including a panelled bath with shower screen and shower over, wash hand basin with integrated vanity storage beneath and low level WC, heated towel rail and front facing window.

**GARAGE** 15' 10" x 7' 9" (4.83m x 2.36m) (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 great sized private garden with a patio area for entertaining, mainly lawned with fenced boundaries and being ideal for the family buyer.

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 10 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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.

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