

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

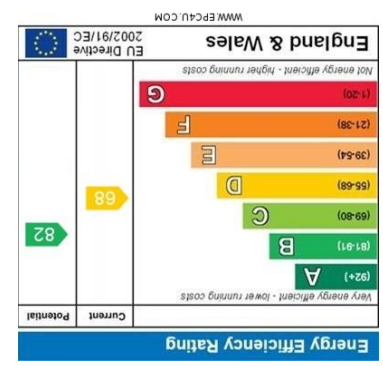


**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- NO UPWARD CHAIN
- Hallway With Guest WC
- Lounge & Separate Dining Room
- Conservatory
- Kitchen Diner & Utility Room



Harvest Fields Way, Four Oaks,  
 Sutton Coldfield, B75 5TJ

Offers In Region Of  
 £530,000



## 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 facilities at Mere Green and Sutton Coldfield town centre. Approached via a driveway to the front the home is entered via a hallway with guest WC, a formal lounge and separate dining room leading to a large conservatory. Kitchen diner and separate utility room. On the first floor there are four bedrooms the master has an en suite shower room and a further family shower room, to complete the home there is a garage and a private garden.

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

In brief the property comprises:

**GUEST WC** A white suite to include a low level WC, wash hand basin and radiator.

**FORMAL LOUNGE** 16' 5" x 11' 8" (5m x 3.56m) Having a feature fireplace as the focal point, a walk in bay to the front aspect, coving and radiator.

**DINING ROOM** 11' 2" x 8' 4" (3.4m x 2.54m) Offering a multitude of uses with coving, radiator and double doors to the conservatory.

**CONSERVATORY** 13' 11" x 10' (4.24m x 3.05m) A lovely addition with tiled flooring and patio doors to the side.

**KITCHEN DINER** 11' 4" max x 12' 8" (3.45m x 3.86m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, built in oven and gas hob with extractor fan over, space for a dish washer, sink and drainer unit, radiator, space for dining table and chairs, a window to the rear and door to the utility room.

**UTILITY ROOM** 5' 8" x 5' 3" (1.73m x 1.6m) A further matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs space and plumbing for white goods, sink and drainer unit, doors to the rear garden and garage.

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

**BEDROOM ONE** 13' 2" x 11' 1" (4.01m x 3.38m) A large master bedroom with built in wardrobes with shelving and hanging space, a front facing window, radiator and a 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 and mirrored cabinet.

**BEDROOM TWO** 11' 8" x 9' 2" (3.56m x 2.79m) A further large bedroom with built in wardrobes and storage facilities, a rear window and radiator.

**BEDROOM THREE** 11' 9" x 8' 1" (3.58m x 2.46m) Having a window to the rear radiator.

**BEDROOM FOUR** 9' 7" x 9' 4" (2.92m x 2.84m) Having a window to the front radiator.

**FAMILY SHOWER ROOM** To include a stylish suite with a fully enclosed shower cubicle, integrated vanity storage with wash hand basin and integrated WC, a window to the rear, towel rail, radiator and mirrored cabinet.

**GARAGE** 18' 6" x 8' 7" (5.64m x 2.62m) Hormann electric up and over door to the front. There is an electric car charging point 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 of the home there is a lovely garden with a patio area for entertaining, fenced boundaries and garden shed.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
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.

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