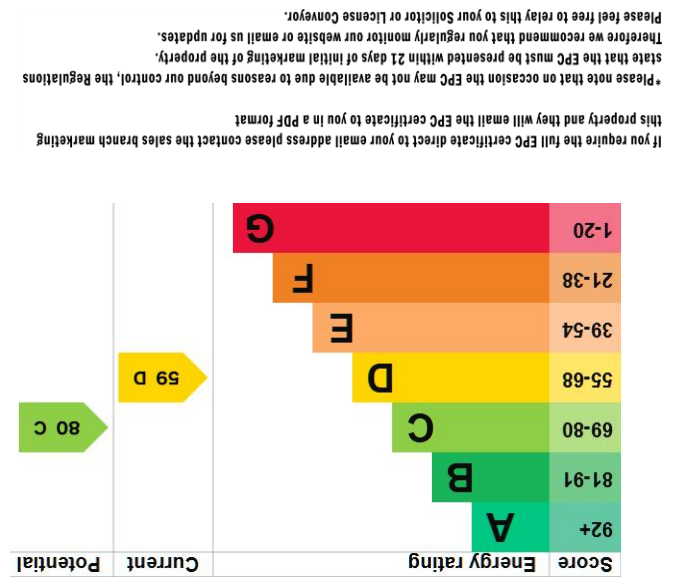


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Excellent School Catchment Area
- 2 Formal Reception Rooms
- Fitted Kitchen
- 3 Good Sized Bedrooms

Crockford Drive, Four Oaks, Sutton Coldfield, B75 5HH

Offers In Region Of  
 £535,000





## 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 and leisure facilities at Mere Green and Sutton Coldfield town centres. Situated within a quiet cul de sac of substantial detached homes the property is approached via a deep driveway, internally there is a hallway leading to a spacious lounge to the front and separate dining room, a fitted kitchen, three great sized bedrooms and family bathroom and to complete the home there is a lovely private garden and garage.

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:

**HALLWAY** Having a staircase rising to the first floor, useful cloaks cupboard, radiator, wood effect flooring and doors to:

**FORMAL LOUNGE** 18' x 9' 3" (5.49m x 2.82m) A spacious formal lounge with a window to the front, radiator, wood effect flooring, a feature raised fireplace as the focal point and double doors leading to:

**DINING ROOM** 9' x 9' 4" (2.74m x 2.84m) Having double doors providing access and views over the private garden, radiator and door to the fitted kitchen.

**FITTED KITCHEN** 12' x 9' 3" (3.66m x 2.82m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, built in double oven and hob with extractor fan over, integrated microwave, sink and drainer unit, rear facing window, pantry, tiled flooring, a door to the garden and a door returning to the hallway.

From the hallway a staircase rises to the first floor with a picture window to the rear and doors to:

**BEDROOM ONE** 12' x 10' 4" (3.66m x 3.15m) A lovely master bedroom with a range of built in wardrobes with shelving and hanging space, a window to the front and radiator.

**BEDROOM TWO** 12' x 10' 4" (3.66m x 3.15m) A further great sized bedroom with a range of built in wardrobes, windows to both front and side and radiator.

**BEDROOM THREE** 9' x 9' 4" (2.74m x 2.84m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A matching white suite with a panelled bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC, a window to the rear, fully tiled walls and flooring.

**GARAGE** 17' 4" x 8' 7" (5.28m x 2.62m) (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 likely available for Vodafone, limited EE, Three, O2 and data available but limited for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 67 Mbps. Highest available upload speed 20Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.  
 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.

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