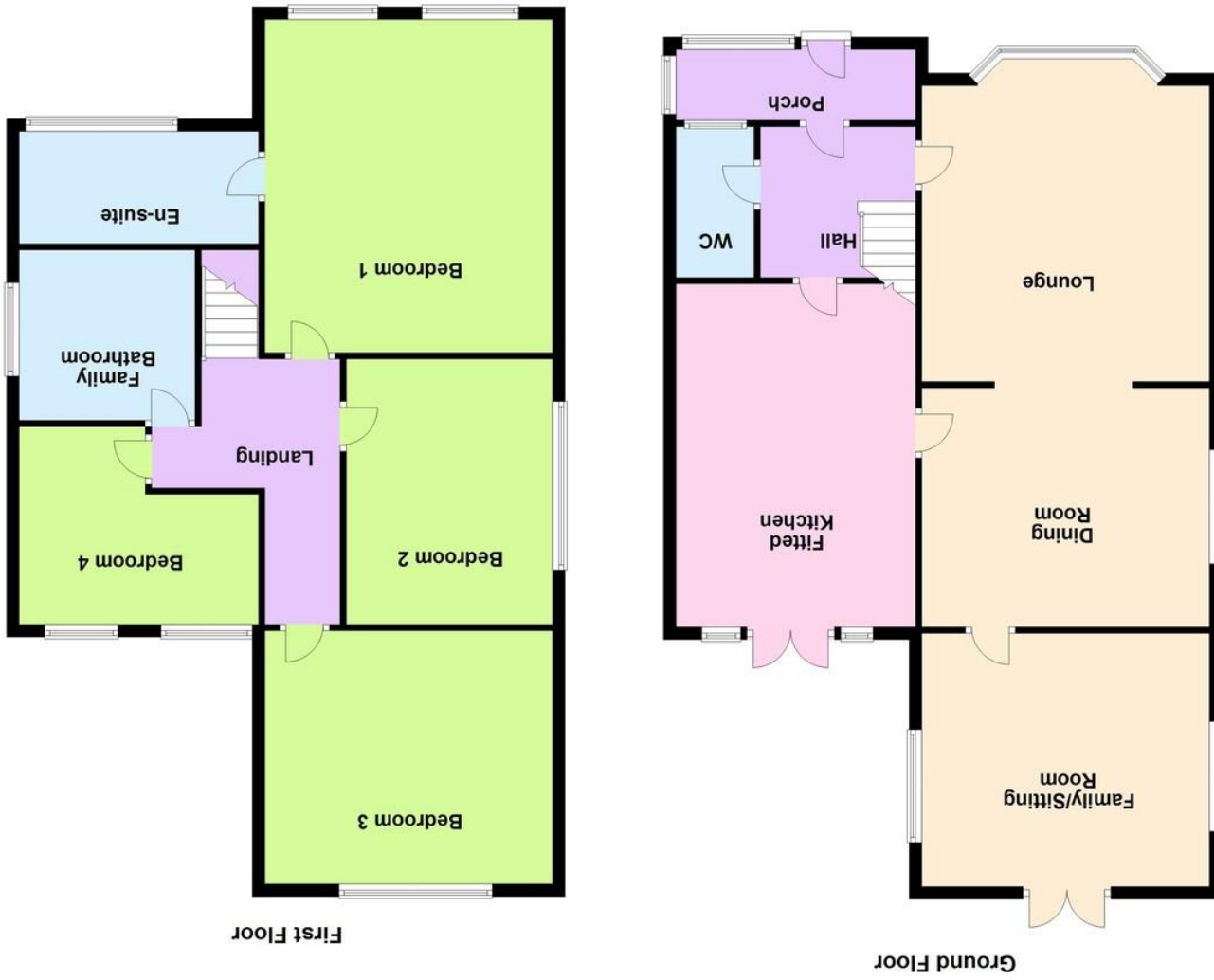
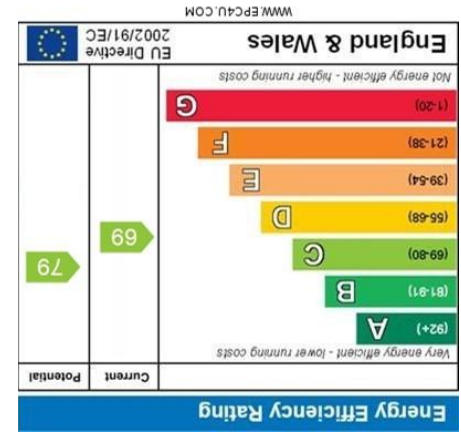


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- A Beautiful 4 Bedroom Executive Detached Family Home
- Highly Sought After Location
- Beautifully Presented Throughout
- Hallway With WC

Saxton Drive, Four Oaks, Sutton Coldfield, B74 4XZ

Offers In Region Of  
£650,000



## 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. This superb four bedroom extended executive detached home sits at the end of a quiet cul de sac and is approached via a driveway with a detached double garage and landscaped front garden, the home itself is entered through an enclosed porch leading to a hallway with guest WC, a formal lounge and separate dining room with a family room off, an extensively fitted kitchen, on the first floor there are four double bedrooms the master has a luxury en suite shower room and luxury family bathroom, to complete the home there is a detached double garage and a landscaped rear garden.

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

Being sold with no upward chain in brief the accommodation comprises:

**ENCLOSED ENTRANCE PORCH**

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

**GUEST WC** Recently refitted to include a wash hand basin with integrated vanity storage and WC, half tiled walls, heated towel rail and front facing window.

**FORMAL LOUNGE** 16' 8" max x 15' 2" min 12' 4" (5.08m max x 4.62m min x 3.76m) A great sized formal lounge with a walk in bay to the front aspect, a Derbyshire stone and green Cumbrian fireplace as the focal point, two radiators, coving and an archway leading in to the dining room.

**DINING ROOM** 12' 6" x 10' 1" (3.81m x 3.07m) Having an obscured window to the side, coving, radiator and a door to the rear family/sitting room.

**FAMILY/SITTING ROOM** 12' 6" x 12' 3" (3.81m x 3.73m) A room offering a multitude of uses with access and views over the private rear garden, patio doors to the rear and windows to two sides, wood effect flooring, spotlights, coving and wall mounted heater.

**FITTED KITCHEN** 16' 2" x 12' 2" (4.93m x 3.71m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs and under cupboard lighting, integrated oven and microwave oven, a gas hob with extractor fan over, space and plumbing for white goods, space for an American Style fridge freezer, sink and drainer unit, breakfast bar, patio doors to the rear and spot lights over head.

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

**BEDROOM ONE** 12' 3" x 12' 4" (3.73m x 3.76m) A lovely sized master bedroom fitted wardrobes, two front facing windows, radiator and a door to the en suite.

**LUXURY EN SUITE SHOWER ROOM** Beautifully refitted to include a luxury suite with fully tiled walls and flooring, a double width walk in shower cubicle with remote control shower, suspended wash hand basin with vanity storage beneath, built in low level WC, airing cupboard and heated towel rail.

**BEDROOM TWO** 14' 10" x 9' 6" (4.52m x 2.9m) Having an obscured window to the side, fitted wardrobes and radiator.

**BEDROOM THREE** 12' 4" x 12' 3" (3.76m x 3.73m) Having a window to the rear, fitted wardrobes and radiator.

**BEDROOM FOUR** 10' 6" max x 7' 4" min x 12' 5" max x 6' 10" min (3.2m max x 2.24m min x 3.78m max x 2.08m min) Having two rear facing windows, wood effect flooring, built in wardrobes and radiator.

**LUXURY FAMILY BATHROOM** A luxury refitted family bathroom with a matching suite to include a panelled bath with shower over and shower screen, suspended wash hand basin with vanity storage beneath, integrated WC, contemporary tiled walls and flooring, heated towel rail and side facing window.

**DETACHED DOUBLE GARAGE** 17' 9" x 16' 1" (5.41m x 4.88m) (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 beautiful landscaped garden with a block paved patio area for entertaining, ornamental flowering borders, to the side of the home there is a further walkway with climbing arches, a greenhouse, summer house and garden shed.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Superfast Highest available download speed 39 Mbps. Highest available upload speed 8Mbps.

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.

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

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