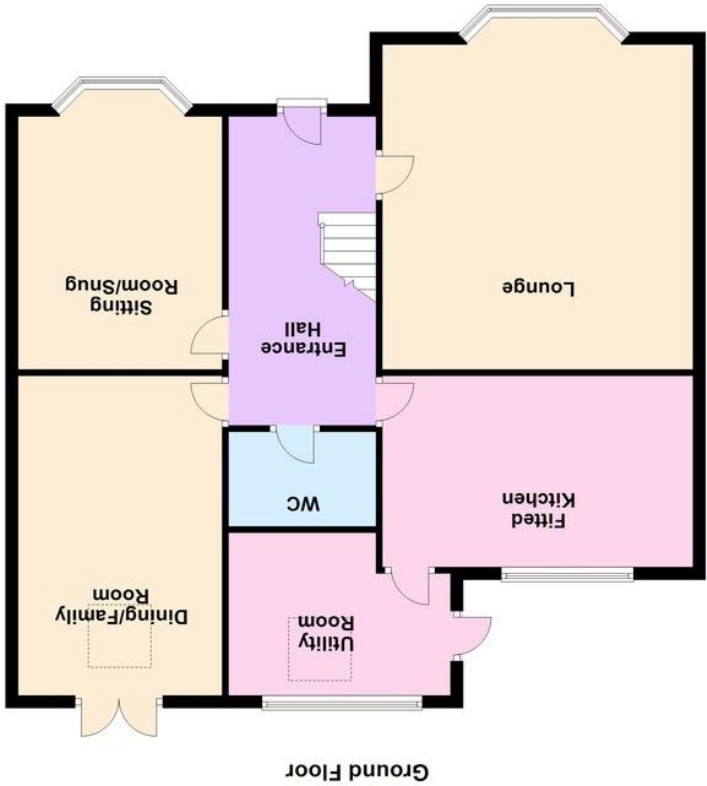
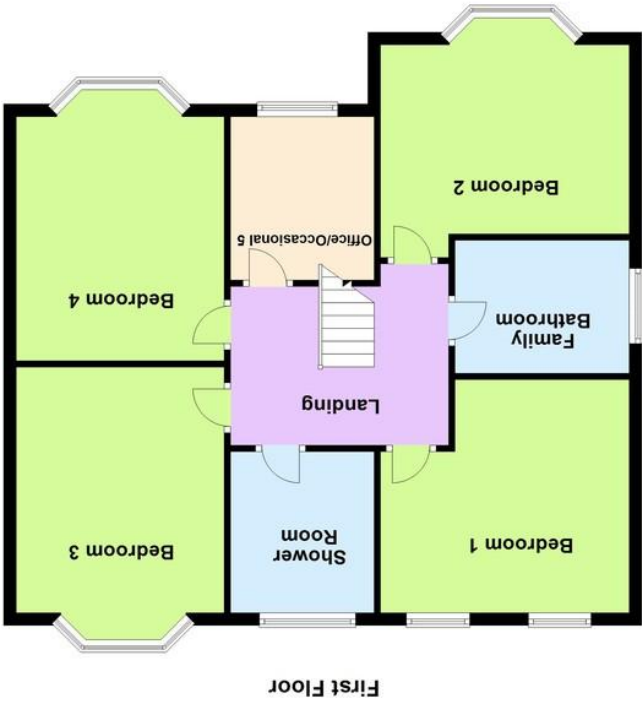
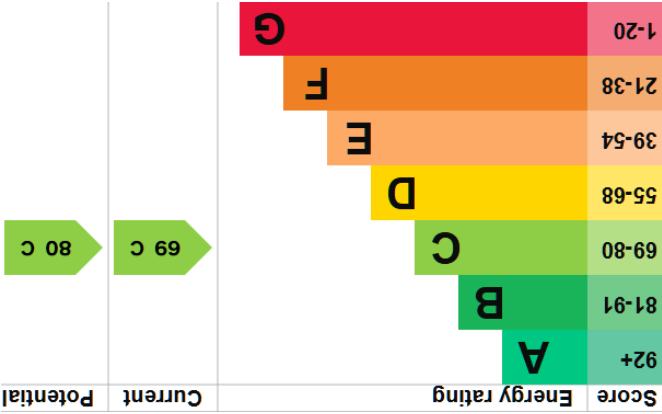


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- Excellent School Catchment Area
- Extended 4/5 Bedroom Family Home
- Three Reception Rooms
- Fitted Kitchen & Utility Room



Clarence Gardens, Four Oaks,
Sutton Coldfield, B74 4AP

Offers In Region Of
£670,000



Property Description

Occupying a highly sought after cul de sac location off Clarence Road 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. Having been thoughtfully extended this superb family home offers versatile and spacious living accommodation and is approached via a large gravel driveway and is entered via a hallway with a guest WC, a superb sized formal lounge and separate sitting room/snug, an extended dining/family room, fitted kitchen and utility room, on the first floor there are four great sized bedrooms and a home office/occasional fifth bedroom, a shower room and family bathroom and to complete the home there is a great sized private garden being ideal for the family buyer.

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 galleried landing with useful storage cupboard beneath, radiator and doors to:

GUEST WC To include a matching white suite with a low level WC, wash hand basin with vanity storage beneath.

FORMAL LOUNGE 17' 7" to bay x 16' 4" (5.36m x 4.98m) A superb formal lounge for entertaining with a bay window to the front aspect and a feature fireplace as the focal point, radiator and coving.

SITTING ROOM/SNUG 13' 2" to bay x 10' 10" (4.01m x 3.3m) Offering a multitude of uses and currently a second sitting room with a walk in bay to the front aspect, coving, picture rail and radiator.

DINING ROOM/FAMILY ROOM 19' x 9' 8" (5.79m x 2.95m) A large entertaining space with a log burner as the focal point, patio doors leading out to the rear garden and an overhead Velux window allowing natural light and two radiators.

FITTED KITCHEN 9' 10" x 16' 3" (3m x 4.95m) To include a stylish and contemporary range of matching wall and base mounted units with complementing wooden work surfaces over and under cupboard lighting, space for an oven with extractor fan over, integrated dishwasher and fridge, breakfast bar, sink and drainer unit, a window to the rear and a door to the utility room.

UTILITY ROOM 6' 9" x 11' 10" (2.06m x 3.61m) To include a further range of matching wall and base mounted units with complementing work surfaces over, plumbing and space for white goods, sink and drainer unit, a vaulted ceiling with Velux window, space for a fridge freezer, a door the side and window to the rear.

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

BEDROOM ONE 10' 3" max x 16' 2" (3.12m x 4.93m) A spacious master bedroom with a range of fitted wardrobes, two rear facing windows, coving and radiator.

BEDROOM TWO 9' into bay x 16' 2" (2.74m x 4.93m) Having a walk in bay to the front aspect, use full storage cupboard, radiator and coving.

BEDROOM THREE 13' 7" into bay x 10' (4.14m x 3.05m) Having a deep bay to the front, radiator and coving.

BEDROOM FOUR 12' into bay x 9' 11" (3.66m x 3.02m) Having a window to the rear and radiator.

OFFICE OCCASIONAL BED ROOM FIVE 8' 5" x 6' 7" (2.57m x 2.01m) Having a front facing window and radiator.

SHOWER ROOM Includes a white suite with a fully enclosed corner shower cubicle, low level WC, wash hand basin, radiator and rear facing window.

FAMILY BATHROOM A luxury refitted bathroom suite with a Jacuzzi bath and separate walk in shower cubicle, suspended wash hand basin, low level WC, radiator.

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, side access 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 EE, limited for Three, O2, Vodafone and data likely available for EE, limited for Three, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. 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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