

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.
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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Prestigious Location Just Off Four Oaks Estate
- A Three/Four Bedroom Family Home
- Large Hallway With Guest WC
- Beautiful Lounge & Dining Room
- Fitted Kitchen & Utility Room

Halloughton Road, Four Oaks,
 Sutton Coldfield, B74 2QG

Offers In Region Of
 £1,200,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a most prestigious location and being on the door step of Four Oaks Estate, this wonderful three/four bedroom detached bungalow sits on a generous gated plot and is approached via a sweeping driveway surrounded by landscaped gardens and is entered via an enclosed porch leading to a large reception hallway with guest cloak room off, there is a beautiful lounge and dining area with views over the private grounds to the rear, a kitchen diner and utility room, three large bedrooms the master has a walk in wardrobe/dressing room and luxury family bathroom and patio doors overlooking the beautiful rear garden, bedrooms two and three are both double bedrooms with patio doors to the front aspect, a further fourth bedroom or home office and luxury family bathroom, and to complete the home there is a tandem garage and further detached den/games room. The town of Sutton Coldfield provides a choice of shops, restaurants and schooling including Bishop Vesey's Grammar School, Sutton Coldfield Grammar School for Girls and Highclare Independent School. Purchasers are advised to check with the Council for up to date information on school catchment areas. On the doorstep is Sutton Park, a designated Site of Special Scientific Interest which offers a great scope for walking, golf and a variety of other outdoor pursuits. Four Oaks tennis club is close by. In near by Mere Green there is an M&S and Sainsbury's supermarket together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. One of the many advantages of the area is its location for fast communications to the M42, M6, M6 Toll and Birmingham International/NEC Four Oaks station is within striking distance.

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

In brief the accommodation comprises:

ENCLOSED PORCH PVC double glazed windows to front, ceiling light, obscure door connects to:

IMPOSING RECEPTION HALL 17' 5" x 11' 10" (5.31m x 3.61m) Double glazed obscure window to front, double radiator, coved ceiling double built in cloak/storage cupboard.

GUESTS' CLOAKROOM/W.C. Obscure window to front, white low flushing w.c., wash hand basin, radiator, extractor fan, ceiling light point, tiled splash back.

ATTRACTIVE REAR LOUNGE OVERLOOKING GARDEN 24' x 13' 10" (7.32m x 4.22m) Wide double glazed patio windows to rear, double radiator, feature fire surround set on a marble hearth as the focal point, coved ceiling and leading in to the dining area.

DINING AREA 14' 10" x 9' 8" (4.52m x 2.95m) Window to side, radiator, coved ceiling with light point, glazed double doors to reception hall.

BEDROOM NO. 4/STUDY 14' x 8' (4.27m x 2.44m) Window to rear, radiator, ceiling light point.

FITTED BREAKFAST KITCHEN 18' x 13' (5.49m x 3.96m) PVC double glazed windows to front and further double glazed windows with double glazed double French doors opening to side, stainless steel one and a half bowl sink unit with mixer tap, having double base unit beneath and a further range of complimentary matching units to both base and wall level, including a central 'island' with double base units and drawer unit, having a marble work top, three glazed wall display units, additional work surfaces with tiled splash backs and concealed down lighters, inset gas hob with stainless steel extractor hood above, elevated fitted electric oven with side separate microwave oven grill, concealed fridge with cool box beneath, Amtico flooring, waste disposal unit, radiator, recess for dishwasher, space for breakfast table.

SIDE LOBBY Half glazed door to side, Amtico flooring and doors to:

SIDE PORCH TO OUTSIDE Windows to side and rear, door to garden.

UTILITY ROOM 13' x 5' (3.96m x 1.52m) Window to side, single drainer sink unit, double base unit beneath, double radiator, space for washing machine and freezer, tiled floor.

INNER HALLWAY Set off the reception hall, with two steps up, having coved ceiling with light point, radiator, airing cupboard and retractable loft ladder giving access to loft, having light and being part boarded.

MASTER BEDROOM 19' 11" x 14' (6.07m x 4.27m) Double glazed patio doors to rear, further window to side, four double fitted wardrobes with end storage/display shelving, tallboy, drawer unit, dressing table with additional side drawer, decorative coving to ceiling with light point, two wall light points, double radiator and patio doors leading out to the rear garden and doors to:-

DRESSING ROOM/DEN 8' 4" x 6' 11" (2.54m x 2.11m) Window to rear and radiator.

EN-SUITE BATHROOM Having white suite comprising: Whirlpool bath with swan neck mixer tap and shower fitting, bidet, low flushing w.c., vanity wash hand basin with double base unit beneath and storage drawer, having mirror over with down lighters above, two ladder style radiators, five recessed halogen spot lights and extractor fan. Walk in fully tiled continental style large shower cubicle with tiled floor, thermostatic shower,



glazed door, two recessed halogen spot lights and extractor fan.

BEDROOM TWO 16' 11" x 12' 0" (5.16m x 3.66m) PVC double glazed window to front with double glazed double French doors to the front, double radiator, two double fitted wardrobes, dressing table with drawer unit, end storage/display shelving, two wall light points.

BEDROOM THREE 14' x 12' 6" (4.27m x 3.81m) PVC double glazed windows and double French doors to front, radiator, ceiling light point, double and single fitted wardrobes with central dressing table having drawers.

LUXURY BATHROOM Obscure window to rear and matching re-appointed white suite comprising: bath, low flushing WC, vanity wash hand basin set into a side wooden stained surround having wide storage ledge and inset display/storage recess, fitted mirror over, in turn having flying pelmet above with five recess halogen down lighters, radiator/towel rail, separate walk-in fully tiled shower cubicle with glazed splash screens and extractor fan, fitted matching three shelf display/storage ledge with inset down lighter, attractive complementary full height tiling to walls and floor, four recess halogen down lighters, extractor fan.

DETACHED DEN/GAMES ROOM 19' 10" x 17' 10" (6.05m x 5.44m) Having door to rear courtyard patio area, window to side, wood laminate flooring, eight recessed spotlights, loft area above. (Previously a double garage with potential for re-conversion should this be desired). Offering an excellent games or music room if preferred.

TANDEM DOUBLE GARAGE 38' 7" x 11' 4" (narrowing to 8' 8" (1.76m x 3.45m narrowing to 2.64m) Up and over door, two sky lights, two strip lights. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE Side paved patio area giving access to previously mentioned study, lighting, outside tap and decking area, also leading to the rear garden having additional patio and paving area with mature shrubs, bushes, conifers, trees, having a potting shed, offering a good degree of privacy and having lawn.

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage - voice available but limited for EE, Vodafone and data available but limited for EE, Vodafone Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openread

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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