





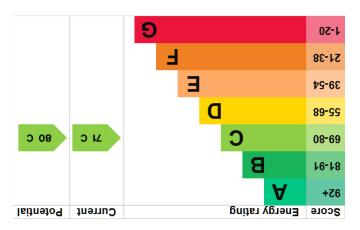
## NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS





\*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.

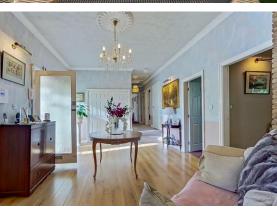
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Four Oaks | 0121 323 3323







- 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



















## **Property Description**

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a most prestigious location and being on the door step of Four Caks 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 Codifield Grammar School for Girlsand Highcare independent School. Purchasers are advised to check with the Council for up to date information on school atchment 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 Caks tennis club is close by.

In nearby 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/NECFour Caks 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 doaks/storage cuptoard.

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

ATTRACTIVE REAR LOUNGE OVERLOOKING GARDEN 24' x 13' 10" (732m x 422m) Wide double glazed patio windows to rear, double radiator, feature fire surround set on a marble hearth as the focal point, coved deling and leading in to the dring area.

DINING AREA  $14^{\circ}10^{\circ} \times 9^{\circ}8^{\circ}(4.52 \text{m} \times 2.95 \text{m})$  Window to side, radiator, coved ceiling with light point, glazed double doors to reception hall.

BEDROOMNO. 4/STUDY 14' x 8' (4.27m x 2.44m) Window to rear, radiator, ceiling light point.

FITTED BREAKFAST KITCHBN 18" x 13" (5.49m x 3.96m) PVC double glazed windows to frontand 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, induding 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 stairless steel extractor bood above, devated fitted electric oven with side separate mirrowave oven grill, concealed fridge with cool box beneath, Amtico flooring, waste disposal unit, radabor, 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 ward-obes with end storage/dsplay 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 while 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 cubide with tiled foor; thermostatic shower,

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

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

BEDROOM THREE 14'  $\times$  12' 6" (427m  $\times$  381m) 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 Obsure window to rear and matching re-appointed white suite comprising: bath, low flushing WC, varity wash hand basin set into a side wooden stained surround having wide storage ledge and inset dsplay/storage recess, fitted mirror over, in turn having lifting pelmetabove with five recess halogen down lighters, radiator/towel rail, separate walk in fully tiled shower cubide with glazed splash screens and extractor fan, fitted matching three shelf display/storage ledge with inset down lighter, attractive complementary full height tiling to wallsand floor, four recess halogen down lighters, extractor fan.

DETACHED DEN/GAMES ROOM 19'  $10^\circ$  x  $17^\circ$   $10^\circ$  (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

TANDEMDCUBLE GARAGE 38' 7'' x 11' 4"rarrowing to 8' 8" (11.76m x 3.45m rarrowing 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 Gty 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 1 Mbps.

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

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 beneft of buyers. This questionnaire provides further information and dedares 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 finandally 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 dients 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 fistory. By plading 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.

 $\label{eq:fixtures} \textbf{FIXTURES} \ \textbf{AND} \ \textbf{FITTINGS} \ \textbf{as} \ \textbf{per} \ \textbf{sales} \ \textbf{particulars}.$ 

## TENUI

The Agent understands that the property is freehold. However we are still avaiting confirmation from the vendors Solidtors and would advise all interested parties to obtain verification through their Solicitor  $\alpha$  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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