33'4 sd.m. (359 sq.ft.) approx.





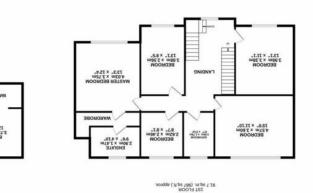


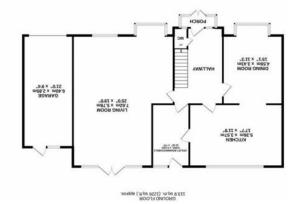
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

TOTAL FLOOR AREA: 238.9 sq.m., (2572 sq.ft.) approx.

Whilst every attempt has been made to reare the recursory of the floorish controlled here, measurements of aboors, windows, rooms and any other lems are approximate and no responsibility is taken to responsibility is taken to no guarantee only any prospective purchases. The services, systems and appliances shown have not been fested and no guarantee as the services, systems and any services.

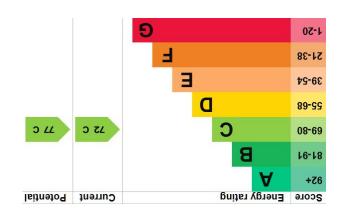
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*Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please feel free to relay this to your Solicitor or License Conveyor.

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



Four Oaks | 0121 323 3323







- •Highly Sought After Quiet Cul De Sac Location
- •Seven Bedrooms Over 3 Floors
- •3 Bathrooms
- Open Plan Fitted Kitchen & Family Room
- •Further Kitchen & Utility Room





















Property Description

Occupying a most prestigious quiet cul de sac location within Little Aston 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 seven bedroom three storey family ho me has been though tfully and expensively extended and modernised to create versatile and spacious living areas and is ideal for entertaining, entered via a spacious hallway there is a large formal lounge, an open plan dining kitchen with further kitchen and utility area off, on the first floor there are five great sized bedrooms, the master with dressing area and en suite as well as a family bathroom, on the top floor there are two further generous bedrooms and a further shower room, to the side of the home there is an integral garage which is currently used as a home gym. Smart home features include being hard wired for a home automation system, "Genvex" home ventilation system and "Beam" central vacuum system all of which add to this homes unique appeal.

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:

ENCLOSED ENTRANCE PORCH

HALLWAY A large hallway with a staircase rising to the first floor, radiator, Karndean flooring and doors to:

GUEST WCA white suite with a toilet, wash hand basin and front facing window.

FORMAL LOUNGE 25 max x19 max (7.62m x5.79m) A superb sized formal living room ideal for entertaining with recessed ceiling mood lighting, a deep walk in bay to the front a spect and further front facing window, two radiators and patio doors to the rear garden.

DINING AREA 15'1" \times 11'3" (4.6 m \times 3.43m) Ha ving a window to the front aspect, Karndean flooring, radiator and opening in to the expensively fitted kitchen.

FITTED KITCHEN 17'7" \times 11'9" (5.36m \times 3.58m) Expensively refitted to include a stylish and contemporary range of high gloss wall and base mounted units with complementing work surfaces over, under cupboard mood lighting, integrated double oven, steam oven, warming drawer, dishwasher and fridge freezer, microwave, sink and drainer unit, large central island with further built in storage solutions and extra sink and incorporating a breakfast bar, a rear facing window and a door to the secondary kitchen and utility room.

KITCHEN & UTILITY ROOM 11'10" \times 7'(3.61m \times 2.13m) A further matching range of wall and base mounted units, a gas hob with extractor fan over and built in fryer, space and plumbing for white goods and a door to the rear.

From the hallway a contemporary staircase with glass ballustrade rises to the large first floor landing with further storage and doors to:

BEDROOM ONE $13'3'' \times 12'4''$ (4.04m x 3.76m) A window to the front and door to the dressing are/walk in wardrobe with further door to:

EN SUITE SHOWER ROOM Induding a double width walk in shower cuticle, w.c. wash hard basin with vanity storage beneath and heated towel rail.

BEDROOM TWO 15' \times 11' 10" (4.57m \times 3.61m) A full range of fitted wardrobes with shelving and hanging and a rear fading window.

BEDROOM THREE 15' \times 11' 10" (4.57m \times 3.61m) A full range of fitted ward obes with shelving and hanging and a ward factor of the solid law.

BEDROOMFOUR8' 7" x 8' 1" (2.62m x 2.46m) Fitted wardrobes and a rear facing window

BEDROOMFIVE 13' 1" \times 8' 5" (3.99m \times 2.57m) A window to the front and fitted wardrobes.

 $BATHROOM\ A\ white\ suite\ with\ a\ paneled\ bath\ with\ shower\ over,\ full\ length\ vanity\ storage\ with\ integrated\ WC\ an\ wash\ hand\ basin,\ heated\ towel\ rail\ and\ rear\ facing\ window.$

A further staircase rises to the second floor with two Velux windows allowing natural light and doors $% \left(1\right) =\left(1\right) \left(1\right)$

to:

 $\label{eq:BEDROOMSIX 12' 2" x 9' 4" (3.71m x 2.84m) Having a rear facing window and walk in wardrobe} \\$

BEDROOM S EVEN 14'3" \times 8'3" (4.34 m \times 2.51m) A rear facing window and eaves storage

 $SHOWER\,ROOM\ A\ modern\ suite\ with\ a\ corner\ shower\ cu\ bide,\ wash\ hand\ basin\ with\ vanity\ storage\ and\ integrated\ WC,\ heated\ towel\ rail\ and\ rear\ facing\ window.$

GARAGE 21' \times 9' 4" (6.4 m \times 2.84m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

 $\ensuremath{\mathsf{OUTSIDE}}$ There is a private garden to the rear

Council Tax Band F Lich field District Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 5 Mbps. Highest available upload speed 0.7 Mbps.

 $Broadband \ Type = Superfast \ Highest \ available \ download \ speed \ 200 \ Mbps. \ Highest \ available \ upload \ speed \ 28Mbps.$

 $\label{prop:bound} \mbox{Broadband Type} = \mbox{Ultrafast Highest a vailable download speed 1000 Mbps. Highest a vailable upload speed 220 Mbps.}$

Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - O fcom 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 a coordance with the Money Laundering Regulations 2007, Esta te 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 history. By placing an offer on a property, you agree (all buyers) that if the offer is a ccepted, 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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