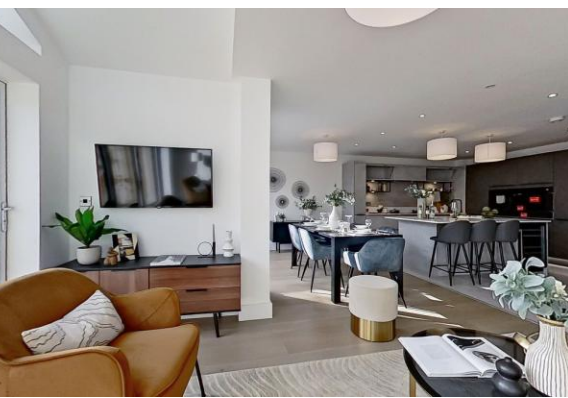


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- All luxury fixtures, fittings & flooring included as standard
- Highest specification materials and finishes throughout
- Built with energy efficiency at the forefront
- Designed for modern family living



Plot 2, Royal Gardens, Sutton Coldfield, B75 6BX

Offers In Region Of
 £890,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Royal Gardens is an example of the finest quality and specification of seven beautifully designed homes whilst being nestled away in a quiet cul de sac within a highly sought after area of Sutton Coldfield. 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, Sutton Coldfield to town centres and beyond. No expense has been spared to create luxurious and versatile living spaces over three floors and all homes have been built with the highest specification and energy efficiency at the forefront. Each home provides a hallway with guest cloakroom and useful storage cupboard, a spacious formal lounge, an expansive multifunctional fitted kitchen, dining and living room along with a utility room/spice kitchen, the first floor has three double bedrooms two of which have luxurious en suite shower rooms and a beautiful family bathroom whilst the top floor is home to the master suite with dressing area and further luxury family bathroom. Each home is completed with a private garden and driveway for a number of vehicles and a garage with a remote controlled door.

Royal Gardens Specifications:

General

- Internal doors are solid core Seville Oak veneer
- UPVC double glazed windows throughout
- All electrical fittings in brushed stainless with black inserts, with integrated USB/USC charging points in prime locations
- Underfloor heating to the ground floor
- Air source heat pump

Wet Areas

- Roca Ona 2 drawer matt white vanity
- Roca Atlas basin mixer tap
- Roca The Gap wall hung toilet
- Aqualla Fuse mirror
- Aqualla Luca toilet roll holder
- Aqualla Encore towel ring
- Full height large scap Porcelanosa tiling to all walls (family bathroom)
- Aqualla Fuse Drench thermostatic shower in black
- Esteem Ravine 1,700x810 back to wall free standing bath
- Roca black powder coated mixer tap over bath and basin

Kitchen and Kitchen Dinners

- Contemporary kitchen supplied by MKM - See specific designs for kitchen layouts and details
- Quartz stone worktops
- Porcelanosa tiled floors to kitchen areas
- Double pendant light over island
- Aluminium bi-fold triple section doors to rear patio area

Utility Room

- Space for washing machine and tumble dryer
- Sink and cupboards to wall - see utility specific designs from MKM Garage
- Single skin brickwork with concrete block support pillars
- Electric 4 panel sectional garage door
- Internal lighting and sockets

Externals

- Turfed gardens to rear and front
- Patios and paths laid in uniform slate brick bond style (sizes to be confirmed based on supply)

- Outside ap and electrics fitted to rear of the house
- External lighting to the patio and driveway of the house
- 32 Amp future supply for electric vehicle charging point
- Galvanised steel gutting and downpipes

Council Tax Band

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - No data available

Broadband coverage - No data available

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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