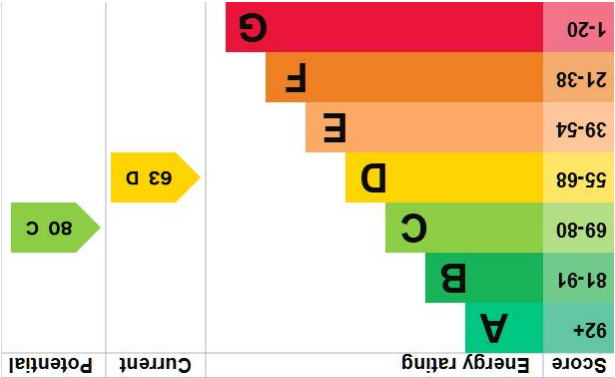


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

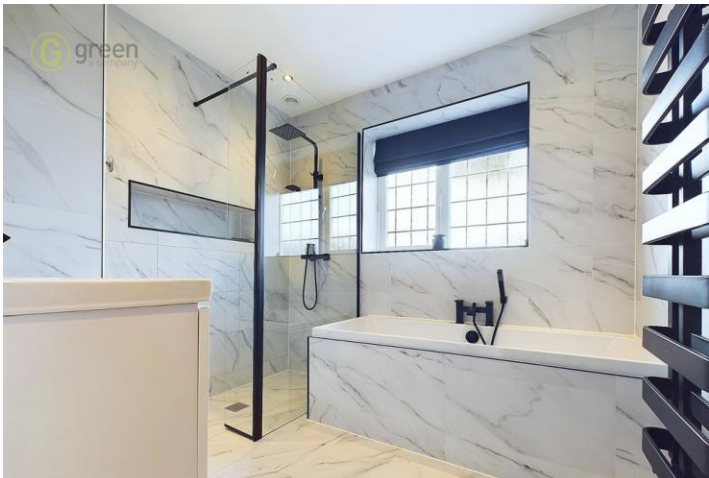


- Highly Sought After Location
- Hallway With Guest WC
- Formal Lounge
- Open Plan Fitted Kitchen & Family Room
- Utility Room
- 3 Great Bedrooms



Heath Croft Road, Four Oaks,  
Sutton Coldfield, B75 6RA | Asking Price Of £535,000





## Property Description

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

Occupying a highly sought location 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. Approached via a driveway to the front the home is entered via a hallway with Guest WC, a spacious formal lounge, a superb open plan kitchen living and dining room with utility room off, on the first floor there are three great sized bedrooms and a luxury family bathroom, to complete the home there is a private garden which is ideal for the family buyer.

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

In brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a returning staircase to the first floor with a contemporary glass balustrade, useful understairs storage cupboard, radiator and doors to:-

**GUEST WC** A white suite with a low level WC, wash hand basin, heated towel rail and front facing window.

**LOUNGE** 20' x 10' max (6.1m x 3.05m) A beautifully presented formal lounge with half panelled walls, a floating fireplace as the focal point, coving, radiator, a window to the front and a door to the rear garden.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 14' x 17' max (4.27m x 5.18m) A multifunctional open plan kitchen, living and dining room, the kitchen includes a comprehensive range of high gloss wall and base mounted units with complementing work surfaces over, integrated double oven and microwave oven, dish washer and wine cooler, sink and drainer, large central island incorporating a breakfast bar, a vaulted ceiling to the rear with Velux lights over head, a window to the rear and bi-folding doors to the garden and a door to the utility room.

**UTILITY ROOM** Includes a further range of high gloss wall and base mounted units, plumbing and space for white goods and a door to the front storage area.

From the hallway a contemporary returning staircase leads to the first floor landing with doors to:-

**BEDROOM ONE** 8' x 15' max (2.44m x 4.57m)

**BEDROOM TWO** 11' 11" x 10' 11" (3.63m x 3.33m)

**BEDROOM THREE** 10' 11" x 7' max (3.33m x 2.13m)

**LUXURY FAMILY BATHROOM** Expensively refitted to now include a white suite with an oversized bath tub and double width walk in shower cubicle, suspended wash hand basin with vanity storage beneath, heated towel rail, front facing window and a separate WC off the main landing.

**OUTSIDE** To the rear of the home there is a lovely private garden with two patio areas for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy 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 Three, limited for O2, Vodafone and data likely available for Three, limited for Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 60Mbps. Highest available upload speed 17Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Virgin Media, 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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