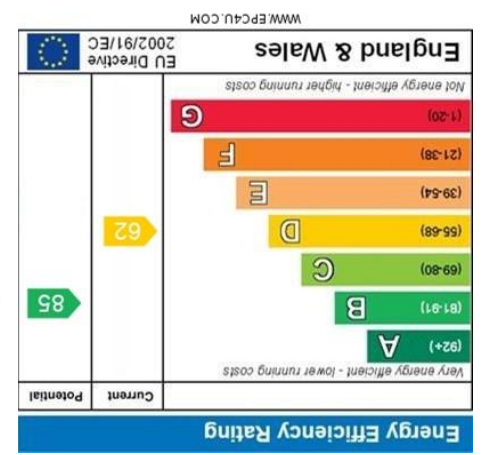


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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.



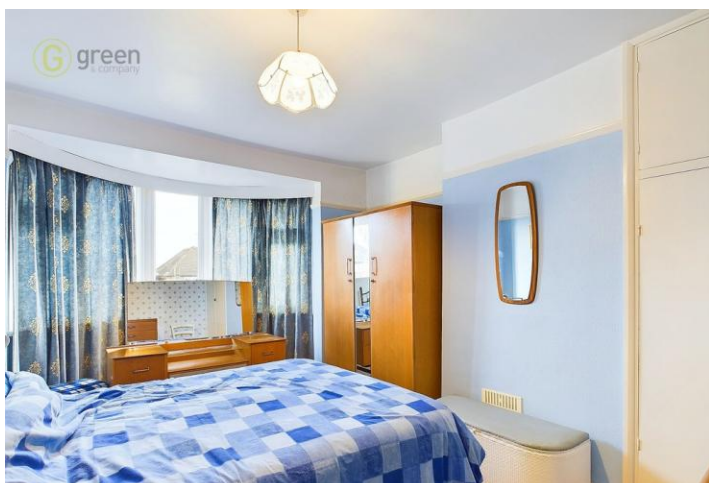
Four Oaks | 0121 323 3323



- Highly Sought After Location
- No Upward Chain
- Potential To Extend Subject To Planning
- 2 Formal Reception Rooms
- Fitted Kitchen
- 3 Bedrooms

Worcester Lane, Four Oaks, Sutton Coldfield, B75 5NA

Offers In Region Of
 £385,000



Property Description

Occupying a highly sought after 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. The home offers potential to extend subject to the necessary planning permission but already offers a lovely family home with a wonderful private garden. The home is approached via a driveway to the front, there is further gated access to the rear which is entered a little further down Worcester Lane towards the post office, internally there is an enclosed porch leading to a hallway with access to two formal reception rooms, a fitted kitchen and covered side passage, on the first floor there are 3 bedrooms and a family bathroom with separate WC, to complete the home there is a wonderful large garden which will have huge appeal to the family buyer.

Being sold with no upward chain early inspection is strongly advised to avoid any disappointment.

ENCLOSED PORCH

HALLWAY

LIVING ROOM 11' 11" x 11' 9" into bay (3.63m x 3.58m)

DINING ROOM 11' 9" x 10' 4" (3.58m x 3.15m)

KITCHEN 11' 10" x 7' 5" (3.61m x 2.26m)

COVERED SIDE 17' 5" x 4' (5.31m x 1.22m)

LANDING

BEDROOM ONE 11' 11" x 9' 5" (3.63m x 2.87m)

BEDROOM TWO 11' 11" x 8' 10" (3.63m x 2.69m)

BEDROOM THREE 9' x 7' 3" (2.74m x 2.21m)

BATHROOM AND SEPARATE WC

Council Tax Band C - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.
Networks in your area - Openreach, Virgin Media

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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