

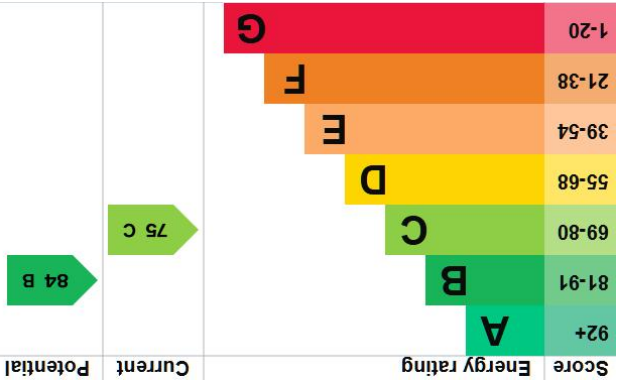
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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

Please sign and date to confirm that you are satisfied that the content of the sales details accurately reflect your property. Failure to return these details signed may result in Green and Company having to withdraw your home from the market in order to ensure that we comply with the Customer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Regulations 2008 A cts.

SignedDate



- Highly Sought After Location
- Superb 4 Bedroom 3 Storey Family Home
- Extended Kitchen/Living/Dining Room
- Formal Lounge
- Guest WC & Utility Room



Scarecrow Lane, Four Oaks,
Sutton Coldfield, B75 5TU

Offers In Region Of
£425,000



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 town centre. The home has been cleverly and thoughtfully extended and provides spacious living accommodation over three floors and still retains excellent storage facilities. The home is approached via a driveway and is entered through a hallway with guest WC off, a formal lounge to the rear, a beautifully refitted kitchen, dining and living area ideal for entertaining with a separate utility off, on the first floor there are two bedrooms and a luxury family bathroom, the top floor also has two double bedrooms the principal has an ensuite shower room and to complete the home there is a lovely south facing rear garden.

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:

ENTRANCE HALLWAY Having wood effect flooring, radiator, wood effect flooring, radiator and doors to:

GUEST WC A white suite with a low level WC, circular wash hand basin with vanity storage beneath, front facing window and tiled flooring.

LOUNGE 12' 8" x 12' 8" (3.86m x 3.86m) A lovely formal lounge with patio doors providing views and access to the rear garden, coving, radiator and wood effect flooring.

KITCHEN/DINING/FAMILY ROOM 10' 3" x 11' 3" (3.12m x 3.43m) PLUS 7' 11" x 17' 9" (2.41m x 5.41m) An ideal space for living and entertaining, the kitchen has been recently refitted to now include a stylish range of matching wall and base mounted units with complementing work surfaces over and contemporary splash backs with under cupboard lighting, integrated oven and microwave oven, gas hob with extractor fan over, integrated dishwasher and fridge freezer, integrated washing machine, sink and drainer unit, front facing window, wood effect flooring and spot lights, flowing in to the dining/living area with a further front facing window, part boarded loft access for excellent storage, radiator and door to the utility room.

UTILITY ROOM 6' 10" x 6' 9" (2.08m x 2.06m) A further range of matching wall and base mounted units, plumbing and space for white goods and a door to the rear garden.

From the hallway a returning staircase rises to the first floor landing with two large storage cupboards and doors to:

BEDROOM THREE 12' 8" x 12' 9" (3.86m x 3.89m) Having a window to the rear and radiator.

BEDROOM FOUR 6' 5" x 10' 11" (1.96m x 3.33m) Having a window to the front and radiator.

FAMILY BATHROOM A matching white suite with an oversized Jacuzzi bath with shower over, suspended wash hand basin, low level WC, heated towel rail and front facing window.

A further staircase rises to the second floor with a radiator and doors to :

BEDROOM ONE 12' 7" x 8' 10" (3.84m x 2.69m) A great sized master bedroom with built in wardrobes with shelving and hanging space, a front facing window, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A matching suite with a fully tiled shower cubicle with full height glass partition, wash hand basin with vanity storage beneath, low level WC and heated towel rail.

BEDROOM TWO 12' 7" x 9' 8" (3.84m x 2.95m) Having two Velux windows to the rear,

access to second loft and radiator.

SOUTH FACING GARDEN To the rear of the home there is a lovely garden with a patio area for entertaining, mainly lawned with fenced boundaries and a soft play area to the rear 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 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 10Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 65Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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 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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WANT TO SELL YOUR OWN PROPERTY?
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