

LEGAL READY

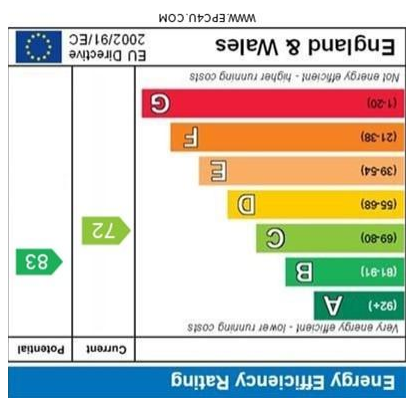
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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
- Extended 5 Bedroom 3 Storey Family Home
- 2 En Suite Bedrooms
- Further Potential To Extend (STP)
- Large Private Rear Garden



Cremorne Road, Four Oaks, Sutton Coldfield, B75 5AH | Offers In Region Of £675,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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. This beautiful five bedroom three storey family home has been thoughtfully extended by the current owners and still has further potential to extend subject to the necessary planning permissions. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with guest WC and cloak cupboard, a formal dining room to the front and large formal lounge to the rear, an open plan fitted kitchen and dining area, utility room, on the first floor there are four double bedrooms and a family bathroom, the master has a dressing area and en suite shower room, on the top floor there is a further bedroom with a shower room off, to complete the home there is a garage and a large private rear garden being ideal for the family buyer.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A lovely entrance hallway with a staircase rising to the split level landing, coving, radiator, a cloak cupboard with front facing window and doors to:

GUEST WC A white suite with a low level WC, wash hand basin with vanity storage beneath.

DINING ROOM 11' 11" x 11' 10" (3.63m x 3.61m) Having a deep walk in bay to the front aspect and radiator.

FORMAL LOUNGE 10' 8" x 16' 5" (3.25m x 5m) A lovely formal living room with patio doors providing access and views over the large private garden, coving and radiator.

KITCHEN DINER 15' 5" x 14' (4.7m x 4.27m) A great sized fitted kitchen and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs and under cupboard lighting, integrated oven, microwave oven and gas hob with extractor fan over, dishwasher, sink and drainer unit, space for an American style fridge freezer, breakfast bar, window to the rear, dining/sitting area with a radiator and further rear facing window.

UTILITY ROOM 5' 3" x 11' 2" (1.6m x 3.4m) Includes a further matching range of wall and base mounted units with under cupboard lighting and complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, radiator, a door to the rear garden and a door to the garage.

From the hallway a staircase leads to a split level landing with access to a boarded loft ideal for storage and doors to:

BEDROOM ONE 12' 2" x 15' 10" (3.71m x 4.83m) A great sized master suite with a range of Sharps fitted wardrobes and drawer units a rear facing window, radiator and steps down to the dressing area with a window to the front and a door to the en suite shower room.

EN SUITE SHOWER ROOM To include a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, window to the front and heated towel rail.

BEDROOM TWO 10' 4" x 10' 6" (3.15m x 3.2m) A great sized bedroom with a range of fitted wardrobes with over bed storage, two further built in wardrobes and a rear facing window.

BEDROOM THREE 8' 6" x 14' (2.59m x 4.27m) Having a window to the rear and radiator.

BEDROOM FOUR 10' 10" x 11' 11" (3.3m x 3.63m) Having a window to the front and radiator.

FAMILY BATHROOM A white suite with a corner bath with shower over, wash hand basin, low level WC, side facing window and radiator.

From the landing a further staircase rises to the second floor there is also excellent eaves storage, a Velux window and a door to bedroom five.

BEDROOM FIVE 12' 11" x 15' 9" (3.94m x 4.8m) Offering a multitude of uses and having two Velux windows to the rear and an opening to the en suite shower room.

EN SUITE SHOWER ROOM Including a shower cubicle, WC and wash hand basin.

GARAGE 8' 4" x 14' 1" (2.54m x 4.29m) Having plumbing and space for white goods, sink and drainer unit. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a large private garden with a deep patio area for entertaining, mainly lawned with fenced 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 EE, O2, Vodafone, limited for Three and data likely available for EE, Vodafone, limited for Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 18 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323