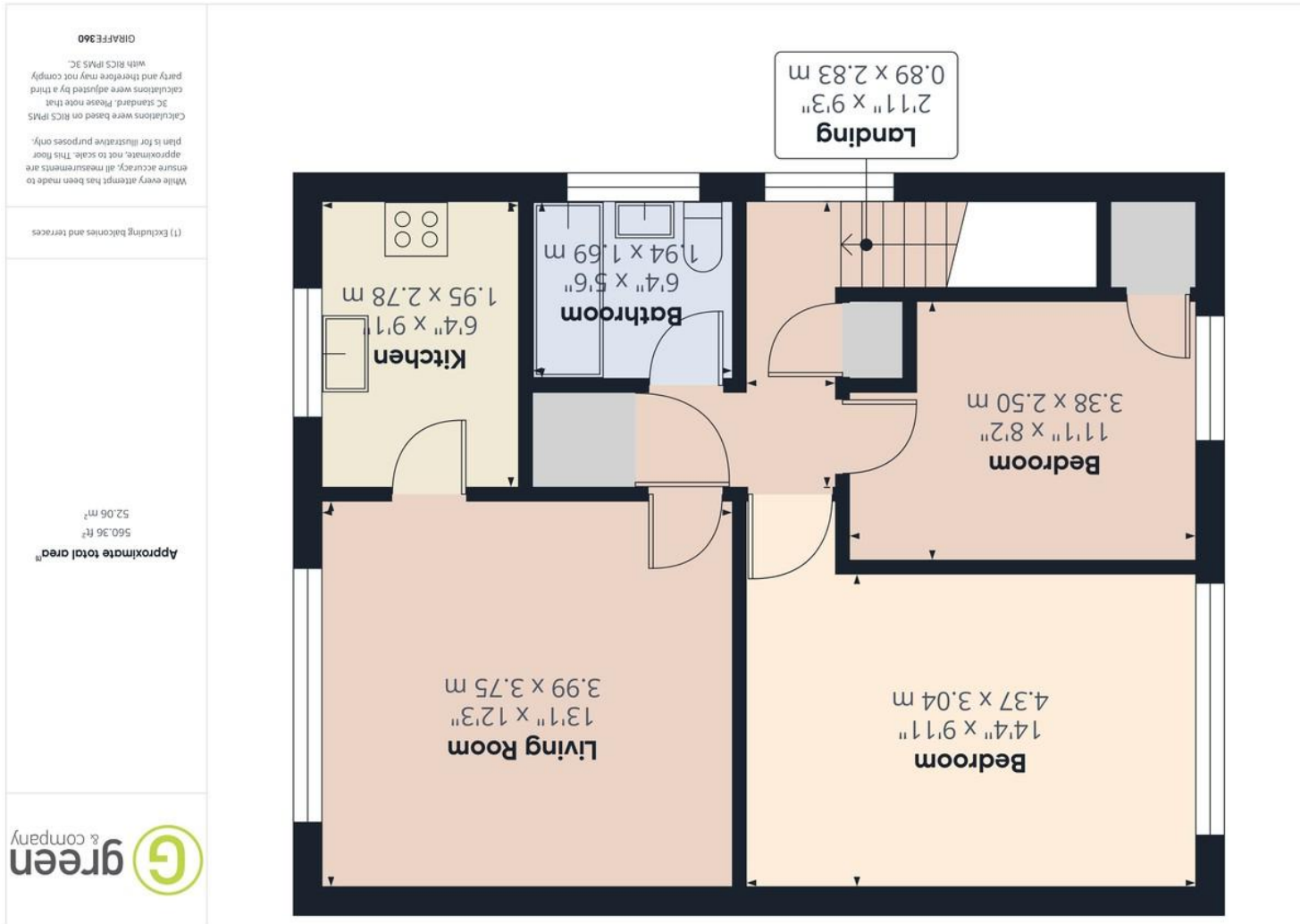


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE

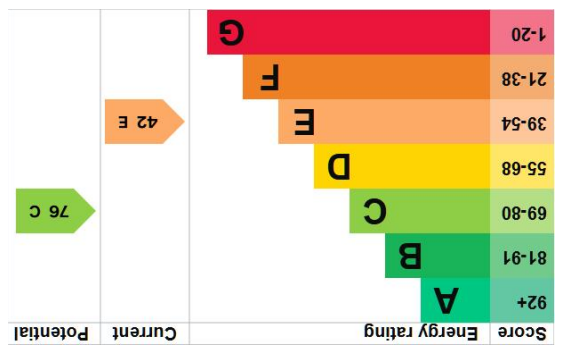


LEGAL READY

"How does this help me?"

The motivated vendor of this property has 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 Convenient Location
- Refurbished First Floor Maisonette
- Spacious Lounge
- Refitted Kitchen & Bathroom
- Long Lease

Harland Road, Four Oaks, Sutton Coldfield, B74 4DA

Offers In Region Of
 £245,000



Property Description

Occupying a highly sought after and central 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 both of which are on the doorstep. This beautifully presented two double bedroom first maisonette has been fully renovated by the current owner and offers bright and spacious living accommodation. Entered via an enclosed porch there is a staircase rising to the first floor landing with useful storage and loft access, a spacious lounge diner leading in to the refitted kitchen, two great sized bedrooms and a refitted family bathroom, to complete the home there is a private garden and garage.

Properties 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:

ENCLOSED PORCH

HALLWAY A staircase rises to the first floor landing with two useful storage cupboards, loft access, a side window allowing natural light, slimline heater, spot lights and doors to:

LOUNGE DINER 13' 1" x 12' 3" (3.99m x 3.73m) A lovely sized lounge and dining area with a window to the front aspect, slim line heater, spot lights and a door leading in to the refitted kitchen.

REFITTED KITCHEN 6' 4" x 9' 1" (1.93m x 2.77m) To now include a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over and tiled splash backs, space for an oven with extractor fan over, plumbing and space for white goods, sink and drainer unit, front facing window and spot lights.

BEDROOM ONE 14' 1" x 9' 11" (4.29m x 3.02m) Having a window to the rear, spot lights and slim line heater.

BEDROOM TWO 11' 1" x 8' 2" (3.38m x 2.49m) Having a window to the rear, useful over stairs storage cupboard, spotlights and slim line heater.

FAMILY BATHROOM Includes a matching white suite with a panelled bath with shower over and shower screen, integrated vanity storage with wash hand basin & WC, side facing window, fully tiled walls and flooring.

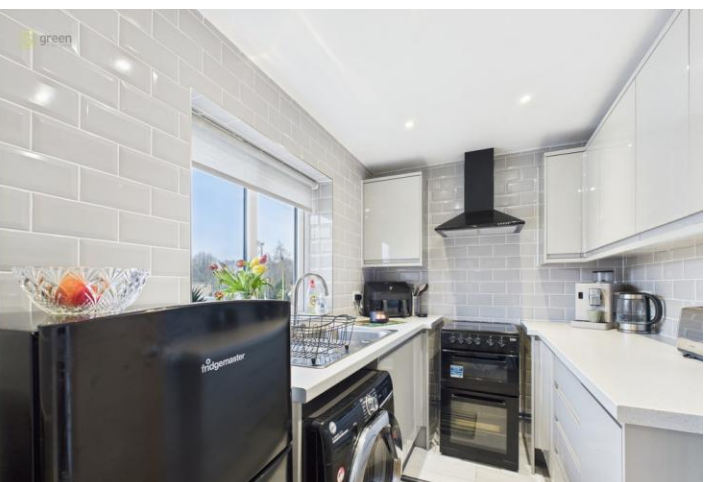
GARAGE In a separate block off Sara Close. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the property there is a great sized enclosed garden with fenced boundaries.

Council Tax Band B 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, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 74Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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 leasehold with approximately 120 years remaining. Service Charge is currently running at N/A and is reviewed N/A. The Ground Rent is currently running at N/A and is reviewed N/A. 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 Solicitors 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

