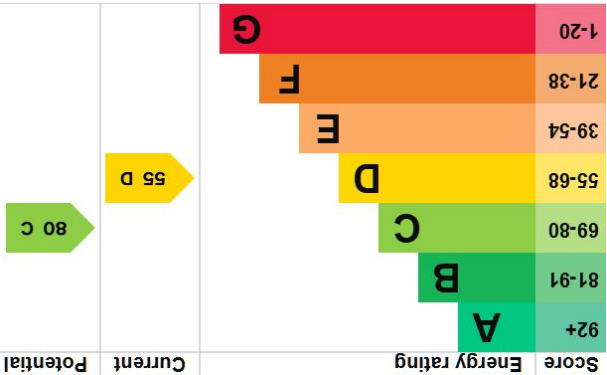


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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 Cul De Sac Location
- Potential To Extend (Subject To Planning)
- 3 Bedrooms X 1 En Suite
- Two Formal Reception Rooms
- Beautiful Wrap Around Garden



Belwell Drive, Four Oaks,
Sutton Coldfield, B74 4AH

Offers In Region Of
£675,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after and most convenient 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 which is literally on the doorstep. This beautiful dormer bungalow sits on an impressive corner plot and offers further potential to extend subject to the necessary planning permissions. Approached via an in and out driveway the home is entered through an enclosed porch leading to an impressive hallway, a lovely formal lounge and separate dining room/home office, a kitchen diner and utility room, a bedroom which is currently used as a dining room and family bathroom, on the first floor there are two further double bedrooms one of which has a jack and jill en suite shower room, there are two garages and to complete the home there is a beautiful wrap around garden which must be seen to be fully appreciated.

Being sold with the added benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A large entrance hallway with a staircase rising to the first floor, radiator, coving and doors to:

FORMAL LOUNGE 15' 9" x 14' (4.8m x 4.27m) A lovely formal lounge with a feature fireplace as the focal point with stained glass windows to either side, windows to both the rear and side, coving, radiator and double doors in to the dining room/home office.

DINING ROOM/OFFICE 7' 10" x 11' 9" (2.39m x 3.58m) Offering a multitude of uses and having a window to the side, coving and radiator.

FITTED KITCHEN DINER 10' 10" x 13' 7" (3.3m x 4.14m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and hob with extractor fan over, space for a dish washer, sink and drainer unit, ample space for a dining table and chairs for casual dining, tiled flooring, a window to the rear and stable door to the utility room.

UTILITY ROOM 11' 5" x 5' 11" (3.48m x 1.8m) A matching range of base units with complementing work surfaces over, sink and drainer unit, space and plumbing for white goods, a door to the rear windows to front and side and useful storage cupboard/pantry.

BEDROOM THREE 11' 11" x 11' 11" (3.63m x 3.63m) On the ground floor and currently being used as a formal dining room with a window to the front, coving and radiator.

FAMILY BATHROOM To include a matching white suite with a panelled bath and separate walk in shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and two side facing windows.

From the hallway a staircase rises to the spacious first floor landing with a window to the front and doors to:

BEDROOM ONE 12' 6" x 12' 4" (3.81m x 3.76m) A large master bedroom with a range of fitted wardrobes with shelving and hanging space, radiator, side window and door to the en suite shower room.

SHOWER ROOM To include an enclosed shower cubicle, wash hand basin with vanity storage, low level WC, heated towel rail and a door to the landing.

BEDROOM TWO 14' 8" x 8' 4" (4.47m x 2.54m) Having a side facing window, radiator and deep storage cupboard in to the eaves.

GARAGE ONE 16' 7" x 8' 6" (5.05m x 2.59m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARAGE TWO 8' 7" x 15' 4" (2.62m x 4.67m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The bungalow is surrounded by beautiful gardens which wrap around to both sides, an abundance of mature trees, shrubs and flowering borders, various areas for seating and outdoor entertaining and offering a most picturesque setting.

Council Tax Band F 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 16Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

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

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