

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

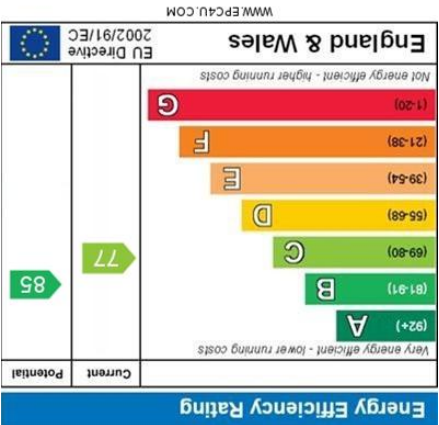


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Extended 4 Bedroom Executive Detached Family Home
- Large Open Plan Kitchen/Dining/Family Room
- Three Reception Rooms
- Four Bedrooms X2 En Suites
- Landscaped Rear Garden



Blacksmith Drive, Four Oaks, Sutton Coldfield, B75 5UL

Offers In Region Of
£675,000



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. This beautiful four bedroom executive detached family home has been thoughtfully and expensively extended by the current owner and offers spacious and versatile living accommodation over two floors. Entered via a hallway with guest WC, there is a formal lounge to the rear, a home office and separate reception room which is currently used as bedroom five, a magnificent open plan kitchen/dining/family room, utility room and garage, on the first floor there are four large bedrooms two of which have en suite facilities and a family bathroom, to complete the home there is lovely private landscaped garden ideal for entertaining.

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

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor with useful integrated storage beneath, coving, full height radiator, further storage cupboard, wood effect flooring and doors to:

GUEST WC A white suite with low level WC, wash hand basin and radiator.

FORMAL LOUNGE 14' 5" x 15' 8" (4.39m x 4.78m) A lovely formal lounge with patio doors overlooking and providing access to the landscaped garden, two full height radiators, wood effect flooring and coving.

HOME OFFICE 8' 10" x 7' 4" (2.69m x 2.24m) Having a window to the front, radiator and wood effect flooring.

RECEPTION ROOM/BED ROOM FIVE 8' 10" x 13' 5" (2.69m x 4.09m) Offering a multitude of uses with a front facing window, wood effect flooring, radiator and coving.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 19' 0" x 17' 8" (5.79m x 5.38m) plus 7' 4" x 17' 5" (2.24m x 5.31m) An expensively fitted and thoughtfully extended multifunctional kitchen, dining and family room, the kitchen includes a stylish and contemporary range of contrasting wall and base mounted units with quartz work surfaces over and under cupboard lighting, integrated double oven, induction hob and extractor fan over, integrated dish washer, large central island incorporating a breakfast bar, sink and drainer unit, space for an American style fridge freezer, tiled flooring throughout, ample space for a table and chairs for casual dining, patio doors to the rear and a window to the front, opening in to the family and sitting area with full length bi-folding doors to the side, spot lights and tiled flooring throughout, three full height radiators and a door to the utility room.

UTILITY ROOM 7' 5" x 10' 5" (2.26m x 3.2m) A further matching range of wall and base mounted units with complementing work surfaces over, plumbing and space for white goods, side facing window, tiled flooring, radiator and door to the garage.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 10' 6" x 13' 2" (3.2m x 4.01m) A large master bedroom with a range of fitted wardrobes and storage, a rear facing window, radiator and door to the en suite shower room.

SHOWER ROOM To include a matching white suite with fully tiled walls and flooring, a walk in shower cubicle, wash hand basin with integrated vanity storage beneath, low level WC, heated towel rail and window to side.

BEDROOM TWO 16' 4" x 8' 8" (4.98m x 2.64m) A further large bedroom with fitted wardrobes with shelving and hanging space, front facing window, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM Fully enclosed shower cubicle, wash hand basin, low level WC, radiator and side facing window.

BEDROOM THREE 11' 9" x 9' 9" (3.58m x 2.97m) Having a window to the rear and radiator.

BEDROOM FOUR 11' 9" x 9' 9" (3.58m x 2.97m) Having a window to the rear and radiator.

FAMILY BATHROOM A further matching white suite with a panelled bath, integrated vanity storage with wash hand basin and low level WC, radiator and half tiled walls.

GARAGE 9' x 17' 6" (2.74m x 5.33m) (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 lovely landscaped garden with a patio area for entertaining, raised beds, artificial low maintenance lawn, a further garden to the side with fenced boundaries with a summer house with electricity supply offering privacy and being ideal for the family buyer.

Council Tax Band G 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, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 11Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 53 Mbps. Highest available upload speed 10Mbps.
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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