

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

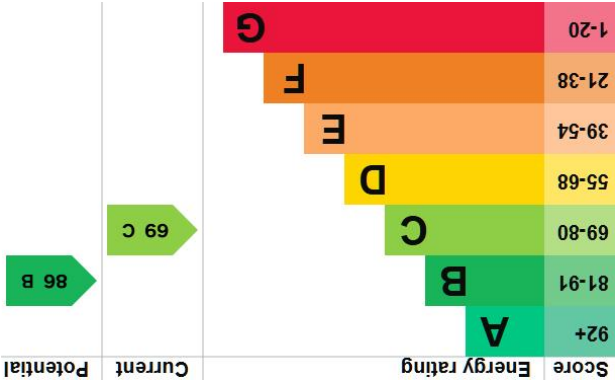


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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

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
- Open Plan Kitchen Diner
- Formal Lounge With Log Burner
- Three Great Sized Bedrooms
- Luxury Family Bathroom
- Large Private Rear Garden



Dower Road, Four Oaks, Sutton Coldfield, B75 6UA

Offers In Region Of
£440,000



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. Approached via a driveway to the front the home is entered through a hallway with access to a formal lounge, a superb open plan kitchen diner with bi folding doors leading out to a covered area for entertaining, on the first floor there are three great sized bedrooms and refitted family bathroom and to complete the home there is a large private garden and garage. There is LED lighting at the property.

Homes of this size and standard 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 storage cupboard beneath, contemporary tiled flooring, under floor heating, radiator and doors to:

FORMAL LOUNGE 12' 2" x 15' 6" (3.71m x 4.72m) A spacious formal living room with deep walk in bay to the front aspect, a multi fuel log burner as the focal point with display shelving and useful storage cupboards, wooden flooring, radiator and over head spotlights.

KITCHEN DINER 18' 5" x 9' 11" (5.61m x 3.02m) A large open plan kitchen and dining area ideal for entertaining, the kitchen includes a stylish range of matching wall and base mounted units with complementing granite work surfaces, space for a Range style cooker with extractor fan over, tiled splash backs, integrated wine rack, sink and drainer unit, space for a fridge freezer, a walk in pantry houses the washing machine, tiled flooring, two full height radiators, under floor heating, side window, bi-folding doors to the rear garden and covered patio area, over head spotlights.

From the hallway a staircase rises to the first floor landing with frosted side window, loft access and doors to:

BEDROOM ONE 10' 6" x 12' 11" (3.2m x 3.94m) Having a window to the front, a feature panelled wall with concealed storage space and radiator.

BEDROOM TWO 10' 11" x 10' (3.33m x 3.05m) Having a window to the rear and radiator.

BEDROOM THREE 8' 2" x 9' 1" (2.49m x 2.77m) Having a window to the front and built in over stairs storage.

FAMILY BATHROOM Refitted to include a white suite with a panelled bath with separate double width tiled shower cubicle, low level WC, wash hand basin with vanity storage beneath, under floor heating, heated towel rail and rear facing window.

OUTSIDE To the rear of the home there is a large private rear garden ideal for the family buyer, off the kitchen there is a covered area for entertaining and access to a garage.

GARAGE Which remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements).

AGENTS NOTE The vendor has confirmed the loft is boarded and insulated.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, 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 1800 Mbps. 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 measurements are approximate.

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