

Four Oaks | 0121 323 3323



Edge Hill Road, Four Oaks, Sutton Coldfield, B74 4PD

£550,000

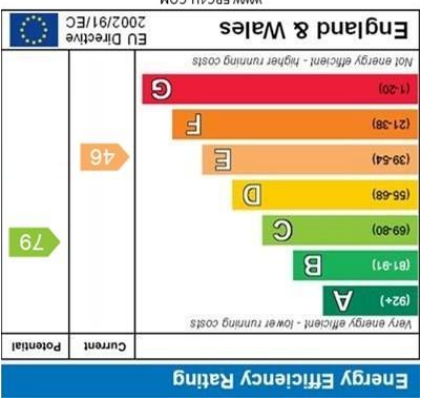
- No upward chain
- Ideal Family Home Or Downsize
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen & Refitted Shower Room
- Ground Floor Bedroom & Shower Room



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.



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



While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Approximate total area
1273 ft²
118.4 m²

Reduced headroom
1.7 m²

(1) Excluding balconies and terraces

Below 5 ft/1.5 m

green & company



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 and being a stone's throw away from Sutton Park. This superb home has huge appeal and could either make a lovely family home for clients looking to get children through excellent schooling or equally those looking to downsize without having to compromise their standards of living. Situated on a tree-lined road the home is set back off the road with parking for a number of vehicles and is entered via a hallway with access to a large formal lounge and separate dining, lovely fitted kitchen, ground floor bedroom and refitted shower room, on the first floor there are a further two double bedrooms and a guest WC, to complete the home there is a large private rear garden and garage.

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

There will be no upward chain and in brief the accommodation comprises:

ENTRANCE HALLWAY A bright L shaped hallway with coving, radiator, useful coats cupboard, a side arched window allowing further natural light, doors to:

FORMAL LOUNGE 12' 4" x 19' 9" (3.76m x 6.02m) A spacious formal living room with a deep walk in bay to the front aspect, a feature fireplace as the focal point, 2 radiators and coving.

DINING ROOM 8' 2" x 13' 11" (2.49m x 4.24m) Entered via double doors from the hallway, two side facing windows and radiator.

FITTED KITCHEN 8' 7" x 15' 11" (2.62m x 4.85m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splashbacks, oven, space and plumbing for white goods, sink and drainer unit, a window to the rear and a door to the side.

BEDROOM 9' 6" x 12' 2" (2.9m x 3.71m) Having a window to the rear and radiator.

SHOWER ROOM Refitted to include a double walk in shower cubicle with full height glass partition, suspended wash hand basin with vanity storage beneath, WC, heated towel rail and rear window.

From the hallway a staircase rises to the first floor with access to:

GUEST WC A low level WC & wash hand basin.

BEDROOM 12' 8" x 12' 9" (3.86m x 3.89m) A great sized bedroom with a range of fitted wardrobes and storage solutions, a front facing window and radiator.

BEDROOM 13' 6" x 9' 5" (4.11m x 2.87m) A further double also with fitted wardrobes, radiator and rear window.

GARAGE 8' 3" x 16' 5" (2.51m x 5m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a large private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders offering maximum privacy and a picturesque setting.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for EE and Three, limited for O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 Mbps.

Broadband Type = Superfast Highest available download speed 96 Mbps. Highest available upload speed 20 Mbps.

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

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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