

Four Oaks | 0121 323 3323



- A Lovely Traditional 3 Bedroom Family Home
- Beautiful Private Garden
- Two Formal Reception Rooms
- Fitted Kitchen & Utility Room
- Potential To Extend (STP)
- Three Great Sized Bedrooms

Finch Drive, Streetly, Sutton Coldfield, B74 2ET

Offers In Region Of
£350,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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.

LEGAL READY

The motivated vendor of this property has
provided their solicitor with all the paperwork
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.

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



Approximate total area 1078 ft ² 100.1 m ²	(1) Excluding balconies and terraces	GIRAFFE360 Calculations are based on RICS IPMS 3C standard. While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.
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Four Oaks | 0121 323 3323
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Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after quiet cul de sac 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 stones throw away from the beautiful Sutton Park. Nestled at the end of the cul de sac the home has been in the same family since built and sits on a lovely sized plot with a beautiful garden to the rear. Approached via a long driveway the home is entered through an enclosed porch with access to the hallway, two formal reception rooms, a fitted kitchen and utility room with guest WC, on the first floor there are three bedrooms and a shower room, to complete the home there is a garage and the home offers further potential to extend subject to the necessary planning permission.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor with a useful cloaks cupboard beneath, radiator and doors to:

LOUNGE 11'5" x 11'2" (3.48m x 3.4m) A lovely formal living room with a deep walk in bay to the front aspect, a feature raised fireplace as the focal point and radiator.

DINING ROOM 14' x 9'2" (4.27m x 2.79m) A further spacious reception room with patio doors enjoying views and providing access to the rear garden and radiator.

FITTED KITCHEN 10'5" x 7'6" (3.18m x 2.29m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob, sink and drainer unit, a window to the rear, radiator and door to the utility room.

UTILITY ROOM 11'3" x 6'2" (3.43m x 1.88m) Having plumbing and space for white goods, doors to both front and rear, a pocket door leading in to the garage and a door to the guest WC.

GUEST WC Low level WC and wash hand basin.

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

BEDROOM ONE 11'6" x 11'11" (3.51m x 3.63m) A lovely master bedroom with a deep walk in bay to the front aspect, a full range of fitted wardrobes with shelving, hanging and storage space and radiator.

BEDROOM TWO 13'11" x 9'3" (4.24m x 2.82m) A window to the rear, radiator and fitted wardrobes with shelving and hanging space.

BEDROOM THREE 10'5" x 7'8" (3.18m x 2.34m) A window to the rear, radiator and built in storage cupboard.

SHOWER ROOM To include a matching suite with tiled walls, a walk in shower cubicle, wash hand basin, low level WC, radiator and front facing window.

GARAGE 14'9" x 8'3" (4.5m x 2.51m) Electric up and over door the front – buyers should check the suitability for their own vehicle/usage.
(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 beautiful private garden with a southerly aspect with a patio area for entertaining, an abundance of mature trees, shrubs and flowering borders offering privacy and being ideal for the family buyer.

Council Tax Band D - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 51 Mbps. Highest available upload speed 14 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- Virgin Media, Openreach, CityFibre

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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