

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.  
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Please feel free to relay this to your Solicitor or License Conveyor.

Four Oaks | 0121 323 3323



- Executive 5 Bedroom 3 Bathroom Family Home
- 4 Reception Rooms & Stylish Kitchen Diner
- Master Suite With Walk In Wardrobe & Bathroom
- Landscaped Gardens With Fields Beyond



Honeyborne Road, Sutton Coldfield, B75 6BN

Offers In Region Of  
£925,000





## Property Description

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, professionals at nearby Good Hope hospital and excellent shopping and leisure facilities at Mere Green and Sutton Coldfield town centres. This superb five bedroom three bathroom executive detached family home was expansively and thoughtfully renovated in 2012 and every attention to detail was considered including a new roof, electrics, plumbing and windows and offers move in ready spacious accommodation over two floors. Internally there is an enclosed porch leading to a large hallway, a formal lounge with air conditioning, separate sitting room, formal dining room, home office, stylish kitchen and separate utility room along with a guest cloak room. On the first floor the spacious accommodation continues, the master suite has a walk in wardrobe and luxury en suite bathroom and air conditioning, bedroom two also has a luxury en suite shower room and air conditioning along with a beautiful family bathroom and three double bedrooms all of which have built in wardrobes. There is oak skirting and architrave as well as underfloor heating throughout the entire ground floor. To complete the home there is a garage and particular attention should be given to the beautiful gardens which have been landscaped with a large composite raised deck and artificial lawn with views over Bishop Vesey playing fields, to the side there is a further large artificial lawn with a putting green. There is a large loft which could in future be converted if needed subject to all of the necessary planning permissions.

Exceptional homes of this size and standard are extremely rare to the market and is also being sold with the benefit of having no upward chain.

In brief the accommodation comprises:

**ENCLOSED PORCH** Having a built in cloaks cupboard with oak doors and a further door to:

**HALLWAY** 23' 6" x 5' 2" (7.16m x 1.57m) A beautiful entrance hallway with oak herringbone style Karndean flooring, oak skirting and architrave, a returning Oak staircase rising to the first floor with a feature stained glass window to the front, under floor heating throughout, spotlights, coving and doors to:

**GUEST WC** To include a low level WC, wash hand basin with vanity storage beneath, radiator.

**FORMAL LOUNGE** 13' 7" x 17' 2" (4.14m x 5.23m) Accessed via double Oak doors from the hallway and having a feature fireplace as the focal point, a front facing window and two further side facing windows allowing natural light, spotlights, coving, an air conditioning unit and underfloor heating, Oak bi folding doors leading in to:

**SITTING ROOM** 13' 7" x 10' 7" (4.14m x 3.23m) Offering a multitude of uses with bi-folding doors providing views and access to the landscaped garden and fields beyond, under floor heating, a further window to the side, coving and spotlights.

**FORMAL DINING ROOM** 10' 5" x 18' 4" (3.18m x 5.59m) A superb sized formal dining room with a vaulted ceiling to the rear with Velux window overhead, patio doors leading out to the landscaped garden, spotlights and under floor heating.

**HOME OFFICE** 11' 9" x 7' 8" (3.58m x 2.34m) Having a window to the front, control centre, under floor heating and spotlights.

**FITTED KITCHEN** 16' 4" x 18' 9" (4.98m x 5.72m) To include a stylish and contemporary range of contrasting wall and base mounted units with quartz work surfaces over and kick board lighting, two integrated ovens, 5 burner gas hob and extractor fan over, integrated microwave oven and dishwasher, large central island with further storage and incorporating a breakfast bar, concealed butlers pantry and coffee station, sink and drainer unit, vaulted ceiling to the rear with two Velux windows, a window and patio doors to the rear garden, under floor heating, spotlights throughout and a door to the utility room.

**UTILITY ROOM** 8' 3" x 16' 2" (2.51m x 4.93m) A large utility room with a further matching range of high gloss wall and base mounted units with laminate work surfaces over, plumbing and space for white goods, sink and drainer unit, a window to the rear and Velux window in the vaulted ceiling, a door to the side and door to the garage.

From the hallway a returning Oak staircase rises to the first floor landing with a stained glass window to the front, spotlights, loft access with pull down ladder and could be converted subject to planning, doors leading to:

**MASTER SUITE** 10' 7" x 7' 6" (3.23m x 2.29m) PLUS 13' 8" x 12' 1" (4.17m x 3.68m) PLUS WALK IN WARDROBE - 7' x 7' 6" (2.13m x 2.29m)

A beautiful master suite with a Juliette balcony to the rear with patio doors overlooking the landscaped garden and fields beyond, a further window to the side, coving, spotlights, air conditioning unit, a door to the walk in wardrobe with shelving and hanging space and a door to the luxury en suite bathroom.

**EN SUITE BATHROOM** A luxury suite with an oversized bath and double width walk in shower cubicle, suspended wash hand basin with vanity storage beneath, integrated WC, fully tiled walls and flooring, heated towel radiator, spotlights and front facing window.

**BEDROOM TWO** 9' 11" x 14' 9" (3.02m x 4.5m) Having a range of built in wardrobes, rear window, air conditioning unit, full height radiator, spotlights and doors to:

**EN SUITE SHOWER ROOM** A luxury shower room with a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, integrated WC, heated towel radiator, spotlights and front facing window, fully tiled walls and flooring.

**BEDROOM THREE** 11' 11" x 9' 83" (3.63m x 4.85m) Built in wardrobe, front facing window, spotlights and full height radiator.

**BEDROOM FOUR** 10' 9" x 8' 10" (3.28m x 2.69m) Having built in wardrobes, rear facing window, full height radiator and spotlights.

**BEDROOM FIVE** 9' 9" x 8' 9" (2.97m x 2.67m) Built in wardrobes, window to the rear, spotlights and radiator.

**FAMILY BATHROOM** A luxury white suite including bath and separate shower cubicle, suspended wash hand basin with vanity storage beneath, integrated WC, fully tiled walls and flooring, window to the front, heated towel radiator and spotlights.

**GARAGE** 8' 5" x 16' 7" (2.57m x 5.05m) (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 beautiful private garden with a raised composite decked area for entertaining with glass balustrading, artificial grass and walk way with fields beyond a further walled side garden with artificial grass and putting green and the home has solar panels which are owned outright.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for Vodafone, limited for EE, Three, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 30 Mbps. Highest available upload speed 6Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- CityFibre, Virgin Media, 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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