

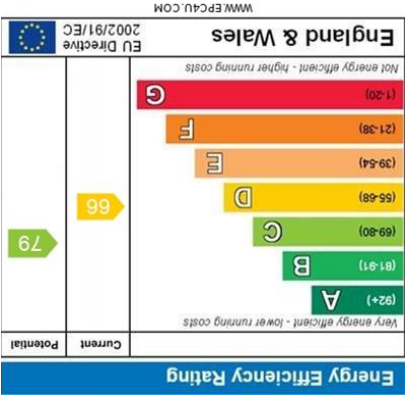
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Highly Sought After Location
- Hallway With Guest WC & Shower
- 2 Formal Reception Rooms
- Extended Kitchen/Dining/Family Room
- Large Rear Garden With Cabin



Russell Bank Road, Four Oaks, Sutton Coldfield, B74 4RE

Asking Price Of £600,000





## Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages, offers 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 an enclosed porch leading to a hallway with guest WC and shower room off, two lovely reception rooms, a large extended open plan kitchen, living and dining area with a separate utility room off, on the first floor there are three large bedrooms and family bathroom and to complete the home there is a garage and a beautiful large garden with a cabin to the rear and being ideal for the family buyer.

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

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having stripped wooden flooring, a useful storage/cloaks cupboard, coving, radiator and doors to:

**GUEST WC & SHOWER ROOM** To include a matching suite with a walk in shower cubicle, suspended wash hand basin and tiled flooring.

**FORMAL LOUNGE** 11' 3" x 15' 11" (3.43m x 4.85m) A lovely formal living room with a feature fireplace as the focal point, a deep walk in bay to the front aspect, stripped wooden flooring, radiator and coving.

**FORMAL DINING ROOM** 11' 2" x 16' 5" (3.4m x 5m) A further great sized reception room with patio doors providing views and access to the private rear garden, display shelving and built in storage cabinets, coving and radiator.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 17' x 16' 10" (5.18m x 5.13m) A beautiful open plan multifunctional kitchen, living and dining room, the kitchen has a matching range of wall and base mounted units with complementing work surfaces over and under cupboard lighting, space for a Range style cooker with extractor fan over, space for an American style fridge freezer, central island including breakfast bar with sink and drainer unit, vaulted ceiling with four velux windows overhead, patio doors to both rear and side, wood effect flooring and a door to the utility room.

**UTILITY ROOM** 8' 3" x 7' 1" (2.51m x 2.16m) To include a further range of base units, plumbing and space for white goods, radiator, a door to the garage and a door to the front.

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

**BEDROOM ONE** 11' 3" x 14' 3" (3.43m x 4.34m) A great sized master bedroom with a deep walk in bay to the front aspect, radiator, coving and double doors leading in to the walk in wardrobe with shelving and hanging space.

**BEDROOM TWO** 11' 3" x 17' 1" (3.43m x 5.21m) A large double bedroom with a walk in bay to the rear, radiator and coving.

**BEDROOM THREE** 7' 9" x 10' 8" (2.36m x 3.25m) (Some restricted head height) Having a window to the front and further window to the rear, radiator and coving.

**FAMILY BATHROOM** Includes a matching white suite with a white suite and having a bath and separate shower cubicle, suspended wash hand basin, low level WC, tiled flooring, a window to the rear and radiator.

**GARAGE** 7' 7" x 14' 4" (2.31m x 4.37m) (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 garden with a patio area for entertaining, mainly laid to lawn with mature trees, shrubs and flowering borders, an ornamental pathway leads to the bottom of the garden with a multifunctional cabin, being ideal for the family buyer and offering maximum privacy within a picturesque setting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for EE, O2, limited for Three, Vodafone and data likely available for EE, limited for Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
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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