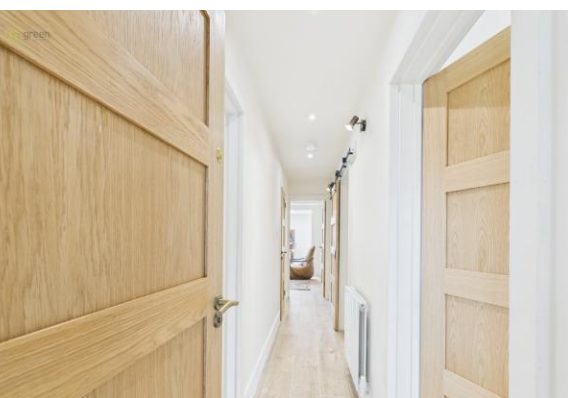


Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Offers In Region Of £725,000



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 & Sutton Coldfield town centres. This beautiful four bedroom detached home has been thoughtfully and expensively modernised and extended and now offers spacious and versatile living accommodation over two floors coupled with luxurious interiors. Approached via a re-laid driveway to the front the home is entered through an enclosed porch leading to a hallway with access to the guest WC, a beautiful formal lounge with doors leading in to the vast open plan kitchen/living and dining area, a separate utility room, three ground floor bedrooms one of which has a vaulted ceiling and another features a luxury en suite shower room, there is a further family bathroom and on the first floor a further bedroom with WC and wash hand basin. To the rear of the home there is a fabulous large private rear garden being ideal for the family buyer.

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

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY A bright entrance hallway with tiled flooring, spot lights, radiator and doors to:

GUEST WC To include a white suite with fully tiled walls and flooring, low level WC, wash hand basin with vanity storage beneath, heated towel rail.

FORMAL LOUNGE 17'5" x 11'11" (5.31m x 3.63m) A spacious formal living room with a staircase rising to the first floor with picture window to the side, radiator and double doors leading in to the open plan kitchen, dining & living room.

KITCHEN/DINING/LIVING ROOM 13'4" x 25'1" (4.06m x 7.65m) PLUS 9'9" x 13'1" (2.97m x 3.99m) A stunning multifunctional open plan kitchen, living and dining area, the kitchen includes a comprehensive range of contemporary wall and base mounted units with complementing work surfaces over tiled splash backs and under cupboard lighting, integrated oven and microwave oven, induction hob and extractor fan over, dishwasher, sink and drainer unit, central island including breakfast bar seamlessly opening in to the family and dining areas, two orangery lantern lights over head, spot lights throughout, a window and patio doors to the rear garden and a door to the inner hallway.

INNER HALLWAY Provides a door to the rear garden and doors to:

UTILITY ROOM 12' x 7'4" (3.66m x 2.24m) Plumbing and space for white goods and a window to the rear.

BEDROOM/HOME OFFICE/SNUG 13'11" x 11'5" (4.24m x 3.48m) A beautiful room offering a multitude of uses with a vaulted ceiling with exposed beams, radiator and front facing window.

BEDROOM 12'10" x 9'8" (3.91m x 2.95m) Having a window to the front, radiator and door to the luxury en suite shower room.

EN SUITE SHOWER ROOM A luxury en suite shower room with a fully enclosed corner shower cubicle, wash hand basin with vanity storage beneath, low level WC, fully tiled walls and flooring and heated towel rail.

BEDROOM 11'10" x 11'9" (3.61m x 3.58m) Having a front facing window and radiator.

From the lounge a staircase rises to the first floor, there is excellent eaves storage and door to:

BEDROOM 12'4" x 15'6" (3.76m x 4.72m) (some restricted head height) Having a window to the rear, radiator and door to:

EN SUITE Fully tiled walls and flooring, wash hand basin with vanity storage beneath, low level WC and heated towel rail.

OUTSIDE To the rear of the home there is a large private garden with a large patio area for

entertaining, a gate leads to a vast lawned garden with fenced boundaries offering privacy and being ideal for the family buyer, there is shared side access to the front of the property.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available but limited for EE, Three, O2, Vodafone and data likely available for EE, Three, O2
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 14Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 1000Mbps.

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

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

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