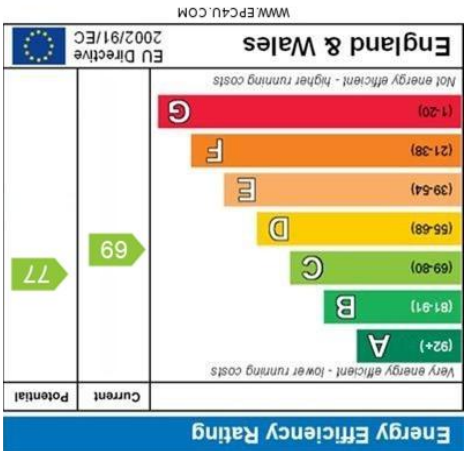


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Beautifully Presented 3/4 Bedroom Detached Dormer Bungalow
- Formal Lounge, Dining Area & Office
- Fitted Kitchen & Orangery
- Purpose Built Home Office With Reception & Shower Room



Whitehouse Common Road, Sutton Coldfield, B75 6DN | Asking Price Of £695,000



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 and Sutton Coldfield town centres. This truly deceptive family home offers versatile living accommodation and must be viewed to appreciate the wealth of a accommodation on offer. Approached via an in and out driveway to the front, the home is entered through an enclosed porch leading to a hallway, a beautiful formal lounge, dining and home office, a lovely fitted kitchen with pantry, a beautiful orangery overlooking the rear garden, a formal dining room/bedroom, a large bedroom with dressing area, shower room and utility room, on the first floor there is a vast bedroom which could easily be turned in to 2 bedrooms, a large walk in wardrobe and bathroom. To the rear of the home there is a private landscaped garden with a purpose built home office/annexe with living area and shower room again offering a multitude of uses.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious entrance hallway with radiator, wooden flooring, useful storage cupboard and double doors to:

LIVING/SITTING ROOM AND OFFICE 15' 10" x 20' 3" (4.83m x 6.17m) Plus 11' 5" x 8' 4" A beautiful formal lounge and dining area with a built in open aspect log burner, 2 bay windows to the front aspect, two radiators, coving and opening in to the office area with wooden flooring, a front facing window and radiator.

DINING ROOM 11' 2" x 14' 4" (3.4m x 4.37m) A lovely room accessed via double doors from the hallway and offering a multitude of uses and currently a formal dining room with patio doors to the side and radiator.

FITTED KITCHEN 11' 1" x 11' 9" (3.38m x 3.58m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and two microwave ovens, integrated dish washer and fridge freezer, integrated hob with extractor fan over, central island including a wash hand basin and breakfast bar, walk in pantry, a door to the side and a door to the orangery.

ORANGERY 11' 11" x 19' 10" (3.63m x 6.05m) A beautiful room and again offering a multitude of uses with a raised brick fireplace as the focal point, two rear facing windows and patio doors providing access and views over the landscaped rear garden, orangery lantern light overhead, spotlights and radiator.

SHOWER ROOM

To include a fully tiled shower cubicle, wash hand basin with integrated vanity storage including WC, heated towel rail, spot lights and rear facing window.

BEDROOM

DRESSING AREA 11' 3" x 9' 8" (3.43m x 2.95m)

BEDROOM AREA 20' 8" x 8' 8" (6.3m x 2.64m) A beautiful bedroom with a dressing area to the front leading to the bedroom to the rear with patio doors to the side, spot lights, coving throughout and radiator.

From the hallway a staircase rises to the first floor landing with a window overlooking the rear garden and double doors leading in to:

BEDROOM 20' 4" x 18' 11" (6.2m x 5.77m) A very large bedroom which could easily be turned in to two bedrooms with a window to the front and two to the rear, large walk in wardrobe, spot lights throughout and two radiators.

BATH ROOM To include a white suite with a free standing bath, wash hand basin with vanity storage beneath, low level WC, tiled flooring, heated towel rail and rear facing window.

UTILITY ROOM 3' 11" x 8' 10" (1.19m x 2.69m) Having plumbing and space for white goods. To the rear of the home there is a beautiful private landscaped garden with various areas for entertaining a lovely summer house and providing access to:

HOME OFFICE/GYM

RECEPTION 7' x 8' 8" (2.13m x 2.64m)

SHOWER ROOM 12' 1" x 8' 10" (3.68m x 2.69m) A fantastic addition to the home and ideal for those seeking a home office/annex, it is entered through a reception area which currently leads to a treatment room with a shower room off, this really must be viewed to appreciate the accommodation on offer.

Council Tax Band E - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 56 Mbps. Highest available upload speed 14 Mbps.

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

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

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