

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

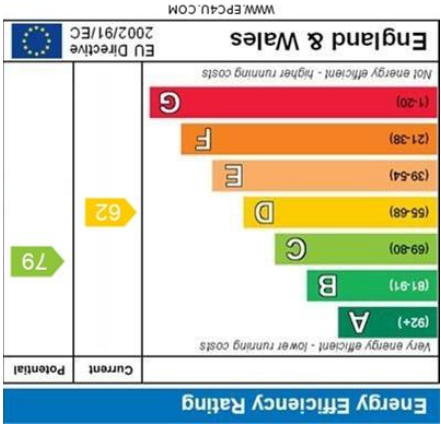


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

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 & Most Convenient Location
- 2 Formal Reception Rooms
- Fitted Kitchen, Utility Area & Shower Room
- Master With Dressing Room & En Suite
- Large Rear Garden

Mere Green Road, Four Oaks, Sutton Coldfield, B75 5BY

Offers In Region Of
£325,000



Property Description

Occupying a highly sought and most convenient central 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. Approached via a driveway to the front the home is entered through an enclosed porch with access to a formal/sitting room, a lovely lounge leading to the fitted kitchen, utility area and ground floor shower room and WC, on the first floor there are two double bedrooms, the master has an occasional bedroom 3/dressing room and en suite bathroom, to complete the home there is a large private garden.

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

In brief the accommodation comprises:

ENCLOSED PORCH

SITTING/DINING ROOM 11' 9" x 11' 9" (3.58m x 3.58m) A lovely reception room offering a multitude of uses with a deep walk in bay to the front aspect, radiator, coving and door to the formal lounge with useful understairs storage cupboard.

LOUNGE 11' 10" x 12' 6" (3.61m x 3.81m) Having a feature fireplace as the focal point, a side facing window, double doors to the rear garden, radiator, and door to:

FITTED KITCHEN 7' 1" x 12' 5" (2.16m x 3.78m) To include a contrasting range of wall and base mounted units with complementing work surfaces over and tiled splash backs, Range style cooker with extractor fan over, Belfast sink, space and plumbing for a dish washer, wood effect flooring, window and door to the side and opening in to the utility area.

UTILITY AREA 6' 3" x 5' 11" (1.91m x 1.8m) Having plumbing and space for white goods a window to the rear and door to the shower room.

SHOWER ROOM To include a matching white suite with a double width walk in shower cubicle, wash hand basin with vanity storage and WC, window to the side and heated towel rail.

From the lounge a pocket door provides access to the staircase rising to the first floor with doors to:

BEDROOM ONE 15' 9" x 13' 1" (4.8m x 3.99m) Having a window to the rear, radiator and door to the dressing room.

DRESSING ROOM 7' 2" x 6' 11" (2.18m x 2.11m) Offering a multitude of uses with a side window, radiator and door to the en suite bathroom.

EN SUITE BATHROOM To include a matching white suite with a shower over, WC, wash hand basin, window to rear and radiator.

BEDROOM TWO 11' 10" x 11' 1" (3.61m x 3.38m) Having a front facing window and radiator, useful over stairs storage cupboard.

OUTSIDE To the rear of the home there is a very large private garden, there is shared access to the neighbouring homes, mainly lawned with mature trees and shrubs to the boundaries offering privacy and ideal for the family buyer.

Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

Vodafone, O2 - Good in home and outdoor

Three - Variable in home and outdoor

EE - Good (outdoor only)

Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 73 Mbps. Highest available upload speed 20Mbps.
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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