

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

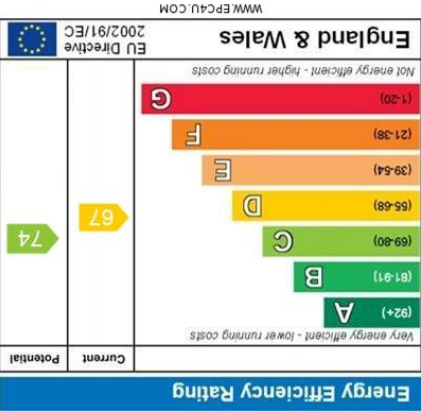


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Vastly Extended Family Home
- 3 Reception Rooms & Kitchen Diner
- Utility & WC
- 4 Great Sized Bedrooms Master En Suite
- Large Private Rear Garden



Bedford Road, Sutton Coldfield, B75 6BQ | Asking Price Of £725,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

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. Approached via a large in and out driveway to the front with parking for a number of vehicles the home is entered through an enclosed porch leading to a hallway, a large lounge diner and separate dining room, fitted kitchen diner and separate utility room, further sitting room and guest WC, on the first floor there is a large landing with access to four bedrooms the master has an en suite bathroom there is a further refitted shower room, to complete the home there is a double garage one of which has been partially converted to the rear and a large private garden. The home offers further potential to extend subject to planning and also being sold with the benefit of having no upward chain.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor with useful storage beneath, wood flooring, coving, radiator and doors to:

LOUNGE 23' 4" x 11' 5" (7.11m x 3.48m) A large formal lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point, radiator, coving a further window to the side allowing natural light and double doors to the dining room.

DINING ROOM 12' 8" x 10' 8" (3.86m x 3.25m) Having patio doors providing access and views over the rear garden, radiator, coving and door to the fitted kitchen.

FITTED KITCHEN 12' 8" x 14' 11" (3.86m x 4.55m) To include a matching range of wall and base mounted units with complementing work surfaces over, tiled splash backs and display units, sink and drainer unit, coving, rear facing window, wooden flooring and door to:

UTILITY ROOM 7' 9" x 8' 3" (2.36m x 2.51m) A further range of matching wall and base mounted units, sink and drainer unit, plumbing and space for white goods.

SITTING ROOM 12' 8" x 10' (3.86m x 3.05m) Offering a multitude of uses with a window and door to the rear, door to the garage and WC and radiator.

From the hallway a returning staircase rises to the first floor landing with a window two windows to the front, loft access and doors to:

BEDROOM ONE 11' 9" x 10' 2" (3.58m x 3.1m) A large master bedroom with a range of fitted wardrobes and furniture to include shelving and hanging space, front facing window, radiator and door to the en suite bathroom.

EN SUITE BATHROOM A matching suite with a jacuzzi bath with shower over and shower screen, wash hand basin with vanity storage, low level WC and window to the rear.

BEDROOM TWO 12' 10" x 10' 3" (3.91m x 3.12m) Having a window to the front and radiator.

BEDROOM THREE 12' 6" x 8' 4" (3.81m x 2.54m) Having a window to the rear and radiator.

BEDROOM FOUR 8' 8" x 10' 2" (2.64m x 3.1m) Having a rear facing window and radiator.

REFITTED SHOWER ROOM A refitted suite with a corner shower cubicle, wash hand basin with vanity storage, low level WC, heated towel rail and rear facing window.

GARAGE 14' 3" x 8' (4.34m x 2.44m) and 19' 10" x 10' 5"
Two up and over doors to the front, a guest WC to the rear and door to the sitting room.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a large private garden with gated side access ideal for a boat, caravan or car the home also offers further scope for extension subject to the necessary planning permissions.

Council Tax Band F - Birmingham City Council

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

Mobile coverage for:
EE, O2 and Three - Good (outdoor only)
Vodafone - Variable in-home, good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 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.

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WANT TO SELL YOUR OWN PROPERTY?
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