

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



- Highly Sought After Quiet Cul De Sac Location
- 4 Bedroom Executive Detached Family Home
- Open Aspect To The Front
- 2 Formal Reception Rooms
- Kitchen Diner



Vaughan Close, Four Oaks, Sutton Coldfield, B74 4XR

Offers In Region Of
£675,000



Property Description

Occupying a highly sought after quiet cul de sac location and having an open aspect to the front 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 beautiful four bedroom executive detached family home is approached via a large block paved driveway and is entered through an enclosed porch with access to a hallway with guest WC, a lovely formal lounge and separate dining room, a great sized kitchen diner, on the first floor there are four bedrooms, the master has an en suite shower room and family bathroom, to complete the home there is a lovely private garden and double garage.

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 ENTRANCE PORCH

HALLWAY Having a staircase rising to the first floor with wrought iron spindles, tiled flooring, radiator and doors to:

GUEST WC A white suite with low level WC, raised circular wash hand basin and radiator.

FORMAL LOUNGE 17' 1" x 12' 2" (5.21m x 3.71m) A lovely formal lounge with a feature fire surround with inset log burner as the focal point, a deep walk in bay to the front aspect, Karndean flooring, radiator and double doors to:

DINING ROOM 10' x 12' 3" (3.05m x 3.73m) Having Karndean flooring, double doors leading out to the garden, coving, radiator and door to the kitchen diner.

KITCHEN DINER 16' 2" x 12' 1" (4.93m x 3.68m) Having double glazed window to rear, integrated dishwasher, hob, oven, extractor, stainless steel sink and drainer with mixer tap, work surfaces, tiled flooring, central heating radiator, coving, spotlighting and door leading to garage.

FIRST FLOOR

LANDING Having doors off.

BEDROOM ONE 12' 8" x 12' 3" (3.86m x 3.73m) Having fitted wardrobes, central heating radiator and two double glazed windows to front.

EN-SUITE SHOWER ROOM Having wash hand basin with vanity unit beneath, central heating radiator, spotlighting, double glazed window to front and glazed double shower cubicle with electric shower.

BEDROOM TWO 9' 3" x 12' 7" (2.82m x 3.84m) Having double glazed window to rear, central heating radiator, laminate flooring and fitted wardrobes.

BEDROOM THREE 7' 4" x 8' 9" (2.24m x 2.67m) Having double glazed window to rear, central heating radiator and laminate flooring.

BEDROOM FOUR 10' 5" x 6' 1" (3.18m x 1.85m) Having double glazed window to rear and central heating radiator.

BATHROOM Having low level wc, central heating radiator, tiled walls and flooring, coving, pedestal wash hand basin, double glazed window to side and glazed cubicle with electric shower.

OUTSIDE

DOUBLE GARAGE 15' 9" x 17' (4.8m x 5.18m) Having two electric up and over doors, double glazed window to rear, central heating boiler and power supply. (Please ensure that prior to legal



commitment you check that any garage facility is suitable for your own vehicular requirements)

LANDSCAPED REAR GARDEN Having paved patio, side gated access and lawned area with shrubs and plants to borders.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
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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