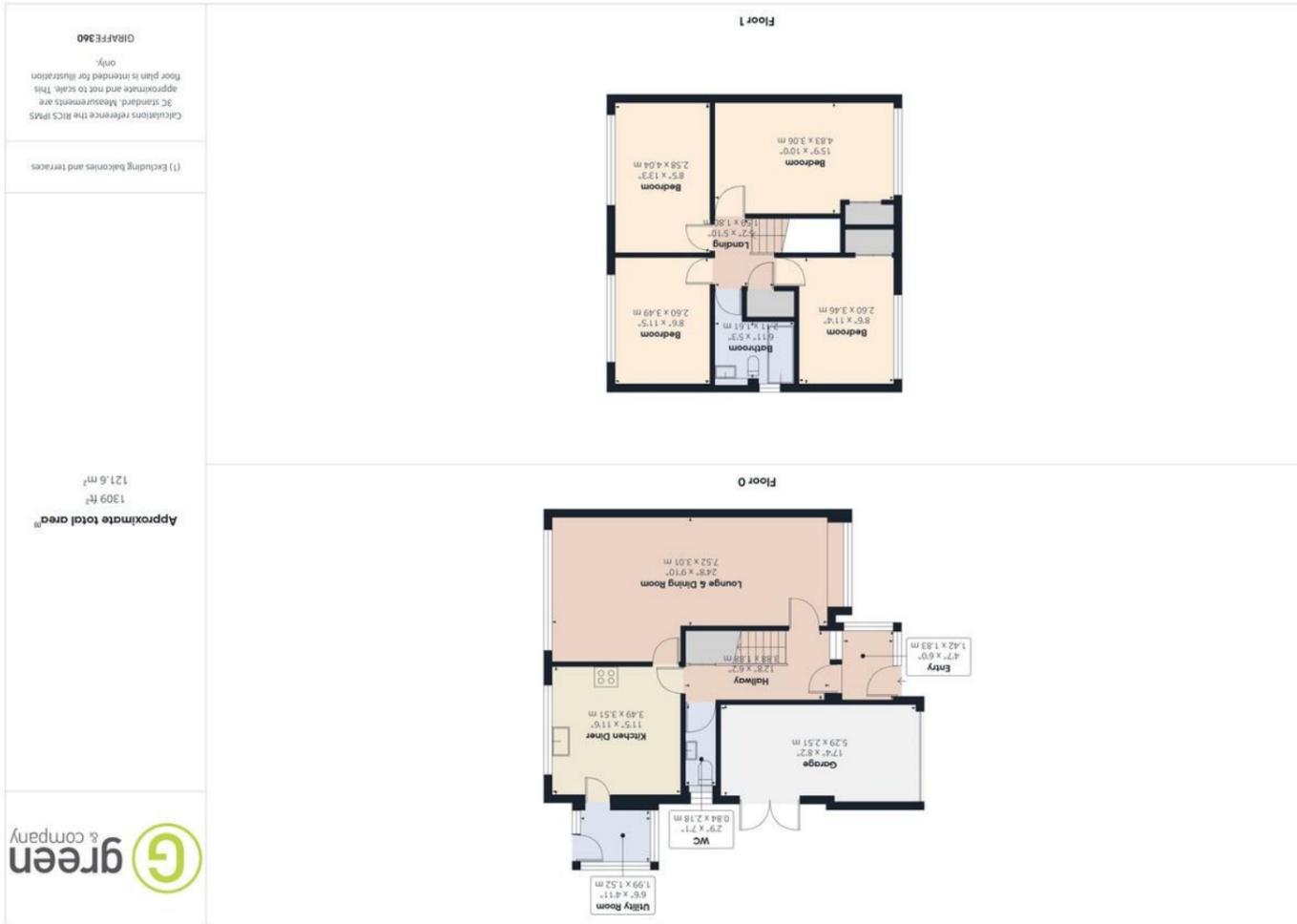
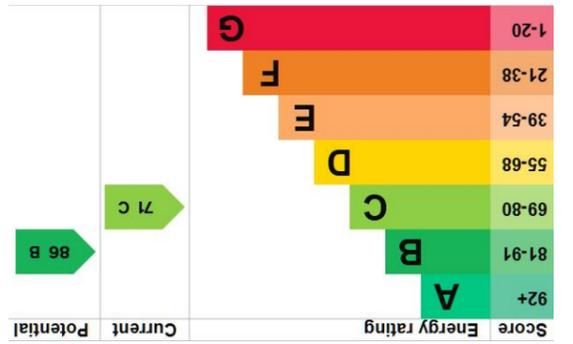


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE**



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 Quiet Cul De Sac Location
- Beautifully Presented Throughout
- Spacious Lounge Diner
- Stylish Fitted Kitchen Diner
- 4 Double Bedrooms

Chelsea Drive, Four Oaks,  
 Sutton Coldfield, B74 4UG

Offers In Region Of  
 £500,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after quiet cul de sac location and being ideally positioned 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 immaculate family home is approached via a driveway and is entered through an enclosed porch with access to a hallway with guest WC, a spacious through lounge diner, a stylish fitted kitchen and utility room, on the first floor there are four bedrooms and a family bathroom and to complete the home there is a private enclosed garden and garage.

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

In brief the accommodation comprises:

**ENCLOSED PORCH**

**HALLWAY** Having a staircase rising to the first floor with useful storage cupboard beneath, tiled flooring, radiator and doors to:

**GUEST WC** A matching white suite with low level WC, wash hand basin with vanity storage beneath, heated towel rail and side facing window.

**LOUNGE & DINING ROOM** 24' 9" x 9' 10" (7.54m x 3m) A bright and spacious living and dining room with a contemporary feel, the lounge has a feature fireplace and fire surround as the focal point, a bay window to the front, coving, radiator, tiled flooring throughout and leading in to the dining area with a picture window to the rear over looking the private rear garden, further radiator and door to the fitted kitchen diner.

**KITCHEN DINER** 11' 5" x 11' 6" (3.48m x 3.51m) To include a stylish and contemporary range of matching wall and base mounted units with complementing work surfaces over, space for a Range style cooker with extractor fan over, integrated microwave oven and wine fridge, sink and drainer unit, space for a dining table and chairs for casual dining, tiled flooring, full height radiator, window to the rear and door to the utility.

**UTILITY ROOM** 6' 6" x 4' 11" (1.98m x 1.5m) Having tiled flooring, plumbing and space for white goods and a door to the garden.

From the hallway a staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 15' 9" x 10' (4.8m x 3.05m) A spacious master with a range of fitted wardrobes with shelving and hanging space, front facing window and radiator.

**BEDROOM TWO** 8' 5" x 11' 4" (2.57m x 3.45m) Having a window to the front and radiator.

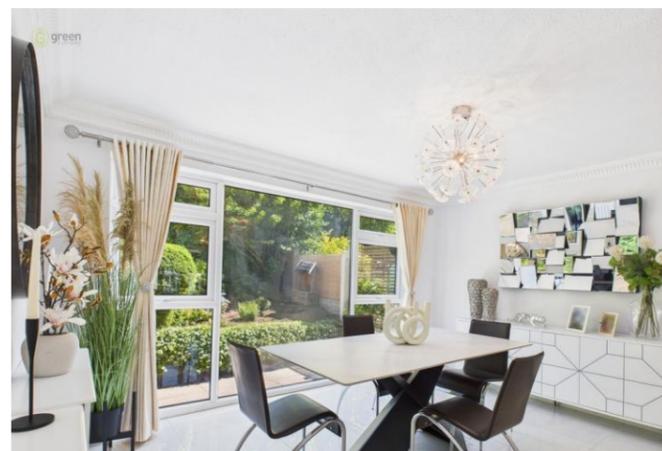
**BEDROOM THREE** 8' 5" x 11' 5" (2.57m x 3.48m) Having a window to the rear and radiator

**BEDROOM FOUR** 8' 5" x 11' 5" (2.57m x 3.48m) Having a window to the rear and radiator.

**FAMILY BATHROOM** A matching white suite with free standing roll top bath, wash hand basin, low level WC, heated towel rail and rear window.

**GARAGE** 17' 4" x 8' 2" (5.28m x 2.49m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a private garden with a patio area for entertaining mainly laid to lawn with mature trees and shrubs to the boundaries offering privacy and being ideal for the family buyer.



Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Vodafone - Variable in home, good outdoor  
Three - Good in home and outdoor  
O2 - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 3Mbps. Highest available upload speed 0.4Mbps.

Broadband Type = Superfast Highest available download speed 70 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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