

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

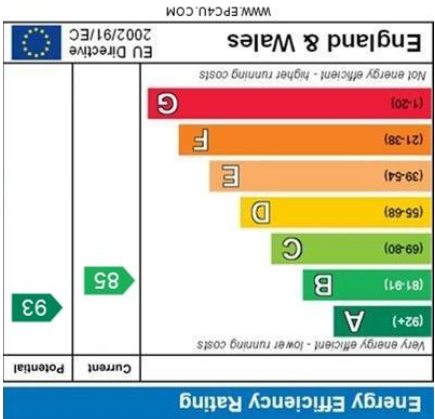


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- 4 Bedroom Executive Detached Family Home
- Open Plan Kitchen Diner
- 4 Double Bedrooms Top Floor Master With En Suite
- Luxury Family Bathroom
- Garage & Driveway

Beechcroft Crescent, Streetly, Sutton Coldfield, B74 3SQ

Offers In Region Of
£450,000



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. Constructed around 7 years ago to an exacting standard the home is entered via a hallway with guest WC, a formal lounge, an open plan kitchen diner, on the first floor there are three great sized bedrooms and a luxury family bathroom, on the top floor there is a large master bedroom with an en suite bathroom and to complete the home there is a garage and enclosed garden.

Homes of this style 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:

HALLWAY Having a staircase rising to the first floor and doors to:

GUEST WC A white suite with a low level WC, corner wash hand basin, radiator and front facing window.

FORMAL LOUNGE 18' 1" x 15' 2" (5.51m x 4.62m) A spacious formal living room with a front facing window, useful storage cupboard, radiator and a pocket door to the kitchen diner.

KITCHEN DINER 9' 5" x 18' 3" (2.87m x 5.56m) A stylish open plan fitted kitchen and dining area, the kitchen includes a comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces and tiled splash backs, integrated oven and microwave oven, gas hob with extractor fan over, integrated fridge freezer and dishwasher, breakfast bar, tiled flooring, bi-folding door to the rear garden and radiator.

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

BEDROOM TWO 16' 1" x 9' (4.9m x 2.74m) A window to the front and radiator.

BEDROOM THREE 11' 6" x 9' 7" (3.51m x 2.92m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 7" x 8' 3" (2.92m x 2.51m) Having a window to the rear and radiator.

LUXURY FAMILY BATHROOM A matching white suite with a panelled bath with shower over, suspended wash hand basin, low level WC, heated towel rail, fully tiled walls and flooring and front facing window.

From the landing a further staircase rises to the top floor landing and access to:

BEDROOM ONE 21' 9" x 12' 3" (6.63m x 3.73m) A large master bedroom with four Velux windows, radiator, spotlights and access to the en suite bathroom.

ENSUITE BATHROOM A luxury en suite bathroom with a panelled bath and double width separate walk in shower cubicle, low level WC, suspended wash hand basin, heated towel rail, Velux window, fully tiled walls and flooring.

GARAGE 17' 4" x 9' 1" (5.28m x 2.77m) (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 an enclosed garden with a full width decked area for entertaining, mainly lawned with fenced boundaries, side access to the garage.

Council Tax Band D Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:

EE - Good outdoor and in home
O2 - Good outdoor, variable in home
Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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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