

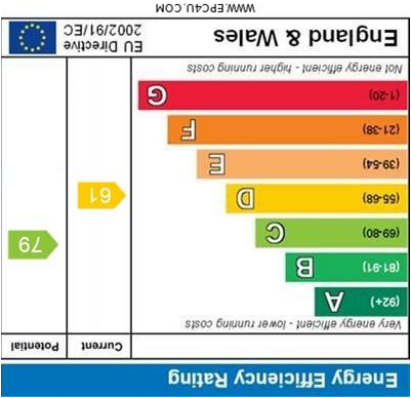
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Extended 4 Double Bedroom Family Home
- 2 Formal Reception Rooms
- Refitted Kitchen
- Bathroom & Shower Room
- Large Private Rear Garden
- Utility Room & Guest WC



Tamworth Road, Sutton Coldfield, B75 6DH

Offers In Region Of
£575,000



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. This lovely family home has been thoughtfully extended and retains much character combined with the convenience of modern day living. Approached via a deep driveway to the front the home is entered through an enclosed porch providing access to a beautiful hallway with guest WC, a formal dining room to the front, the formal lounge has been extended and enjoys views and direct access over the large private garden, the fitted kitchen has been recently refitted and there is also a useful covered side passage/utility area. On the first floor there are four double bedrooms, a family bathroom and a further separate shower room and to complete the home there is a garage and a beautiful large garden which borders the tennis club beyond.

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

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY A beautiful hallway with a wide returning staircase rising to the first floor with a stained glass window to the side, picture rail and beamed ceiling, radiator, Oak flooring and doors to:

GUEST WC To include a matching white suite with a low level WC, corner wash hand basin with vanity storage beneath, side window and tiled flooring.

FORMAL DINING ROOM 11'8" x 15'1" (3.56m x 4.6m) A lovely formal dining room with a deep walk in bay to the front aspect, a raised remote controlled fireplace as the focal point, beamed ceiling, picture rail and three radiators.

FORMAL LOUNGE 14'2" x 16'9" (4.32m x 5.11m) A great sized extended formal lounge with a feature remote controlled fireplace as the focal point, patio doors providing access and views over the large private garden, coving and radiator.

REFITTED KITCHEN 10'10" x 15'7" (3.3m x 4.75m) To include a stylish and contemporary range of matching high gloss wall and base mounted units with complementing work surfaces over including a breakfast bar and glass splash backs, integrated double ovens and warming drawer, gas hob with extractor fan over, integrated dishwasher, space for an American style fridge freezer, sink and drainer unit, windows to the rear and side and door to:

COVERED SIDE/UTILITY ROOM 3'10" x 21'6" (1.17m x 6.55m) Access to the front and rear of the home and plumbing for white goods.

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

BEDROOM 9'11" x 15'7" (3.02m x 4.75m) Having a deep walk in bay to the front aspect, concealed storage with shelving and hanging space, picture rail and radiator.

BEDROOM 13'8" x 9'5" (4.17m x 2.87m) Having a front facing window, eaves storage and radiator.

BEDROOM 9'4" x 17'3" (2.84m x 5.26m) Having a window to the rear and radiator.

BEDROOM 7' x 14'3" (2.13m x 4.34m) Having a window to the rear and radiator.

BATHROOM A white suite with an oversized corner bath, heated towel rail, airing cupboard, fully tiled walls and flooring.

SHOWER ROOM A further matching suite with a fully enclosed corner shower cubicle, twin wash hand basins with vanity storage beneath, low level WC, bidet and radiator.

GARAGE 9' x 15' (2.74m x 4.57m) (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 beautiful private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries, the garden backs on to tennis/cricket club, the garden offers maximum privacy and is 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, O2, Three, Vodafone - Good outdoor, variable in home

Broadband coverage - Broadband Type = Standard Highest available download speed 27 Mbps.

Highest available upload speed 6Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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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