

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

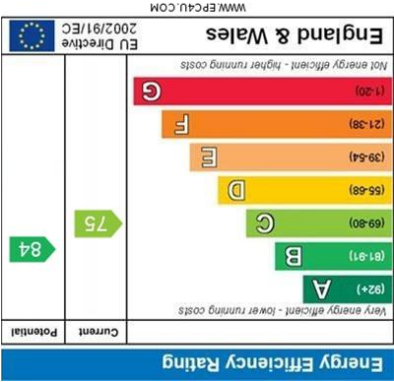


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- A Beautiful 4 Bedroom Traditional Detached Family Home
- Large Plot Close To Mere Green Centre
- Open Plan Kitchen Diner/Family Room
- 2 Formal Reception Rooms



Mere Green Road, Four Oaks, Sutton Coldfield,
B75 5DH

Offers In Region Of
£795,000



Property Description

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

Occupying a highly sought after and most convenient 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 town centre which is on the door step. The property is within close proximity to Four Oaks train station. This wonderful family home combines many original features with the convenience of modern day living and offers beautiful interiors and sits on a wonderful plot so has the potential to further extend subject to planning. Entered via a large sweeping in and out driveway which can be approached from either Mere Green Road or Jordan Road the home is entered via an enclosed porch which leads to a lovely hallway with guest WC, a formal dining room to the front and separate formal living room to the rear, a wonderful modern open plan kitchen living and dining room and utility, on the first floor there are four bedrooms the master has a luxury en suite shower room as well as a luxury principal bathroom, to complete the home there is a detached garage and particular attention should be given to the wonderful gardens that surround the family home.

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

In brief the accommodation comprises:

ENTRANCE PORCH

HALLWAY A lovely entrance hallway a stained glass front door and side windows, a panelled staircase rising to the first floor with useful storage cupboard beneath, Karndean flooring, picture rail, coving and doors to:

GUEST WC To include a matching white suite with a low level WC, suspended wash hand basin, front facing window and radiator.

DINING ROOM 11' 4" x 10' 10" (3.45m x 3.3m) A beautiful formal dining room with a deep walk in bay to the front aspect, a feature fireplace as the focal point, a further feature window to the front, coving and radiator.

FORMAL LOUNGE 11' 5" x 15' 4" (3.48m x 4.67m) A further lovely reception room with a feature fireplace as the focal point, a deep walk in bay to the rear with patio doors providing access and views over the private landscaped gardens, coving and 2 radiators.

KITCHEN/DINING & LIVING ROOM 8' 6" x 10' 6" plus 10' 11" x 19' 11" (2.59m x 3.2m) The kitchen includes a comprehensive and stylish range of matching wall and base mounted units with complementing Granite work surfaces over, integrated double oven and induction hob with extractor fan over, integrated dish washer, integrated fridge/freezer, a bay window with sink and drainer unit, Karndean flooring, opening in to the living and dining room with patio doors to the rear, further window and doors to the side, two radiators and a door to the utility room.

UTILITY ROOM 5' 9" x 6' 3" (1.75m x 1.91m) Providing plumbing and space for white goods, sink and drainer unit and front facing window.

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

BEDROOM ONE 11' 1" x 16' 1" (3.63m x 4.9m) A lovely principal bedroom with a deep walk in bay to the rear, radiator, coving and door to:

EN SUITE SHOWER ROOM A luxury en suite shower room with a double width walk in shower cubicle with full height glass partition, integrated WC, wash hand basin with vanity storage beneath, heated towel rail and window to the rear.

BEDROOM TWO 9' 10" x 11' (3m x 3.35m) A large double bedroom with full length fitted wardrobes with shelving and hanging space, a deep walk in bay to the front aspect and radiator.

BEDROOM THREE 10' 11" x 11' 3" (3.33m x 3.43m) A lovely characterful bedroom with a circular and feature bay window to the front aspect, a further window to the side and radiator.

BEDROOM FOUR 7' x 6' 11" (2.13m x 2.11m)
Having a bay window to the front, radiator and built in storage cupboard.

FAMILY BATHROOM A luxury family bathroom with an oversized bath and fully enclosed shower cubicle, integrated WC, suspended wash hand basin, full height contemporary radiator and frosted window to the rear.

GARAGE 13' 9" x 17' 6" (4.19m x 5.33m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)



The home is surrounded by beautifully manicured gardens, the rear garden has two patio areas for entertaining or further space to extend subject to planning, a further full width patio with steps down to a private lawned garden with mature trees, shrubs and flowering borders offering maximum privacy and being ideal for the family buyer

Council Tax Band E - Birmingham

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

Mobile coverage for:

EE and Vodafone - Good outdoor

O2 - Good outdoor, variable in-home

Three - Good outdoor and in-home

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 1800 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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