

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 Location
- Spacious Lounge
- Fitted Kitchen & Dining Room
- Master With En Suite Shower Room
- Garage & Parking
- Family Bathroom



Sowers Court, Four Oaks, Sutton Coldfield, B75 5TS

Offers In Region Of
£350,000



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 superb home is located on the ever popular Harvest Fields development and has off road parking with a garage, internally there is a hallway with a guest WC, a superb sized lounge, a separate dining room and fitted kitchen and veranda to the rear, on the first floor there are three bedrooms the master has an en suite shower room and a further family bathroom, to complete the home there is a private rear garden.

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:

HALLWAY

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

LOUNGE 11' x 16' 8" (3.35m x 5.08m) A great sized formal lounge with a window to the front aspect, radiator, wood effect flooring, a staircase to the first floor with useful storage cupboard beneath and a door to the dining room.

DINING ROOM 8' 6" x 8' 5" (2.59m x 2.57m) Having wood effect flooring, coving, radiator and opening in to the fitted kitchen.

FITTED KITCHEN 6' 7" x 8' 5" (2.01m x 2.57m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, sink and drainer unit, space and plumbing for a washing machine and dish washer, sink and drainer unit, a window to the rear and wood effect flooring.

REAR VERANDA 8' 1" x 4' 3" (2.46m x 1.3m) Providing access to the rear garden and having plumbing and space for white goods.

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

BEDROOM ONE 11' 2" x 8' 9" (3.4m x 2.67m) A spacious master bedroom with built in wardrobes, a front facing window, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM Having a double width walk in shower cubicle, wash hand basin, low level WC, front facing window and radiator.

BEDROOM TWO 8' 3" x 8' 9" (2.51m x 2.67m) Having a window to the rear and radiator.

BEDROOM THREE 6' 11" x 8' (2.11m x 2.44m) Having a window to the rear and radiator.

FAMILY BATHROOM A further matching white suite with a panelled bath with shower attachment, low level WC, wash hand basin and radiator.

GARAGE Remains unmeasured. (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 fenced boundaries and a gate to the shared rear passageway.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:
O2 - Good outdoor, variable in home
EE, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. 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 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, 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.

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 Conveyer.

WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323