

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



LEGAL READY

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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 Convey.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Further Scope To Extend Subject To Planning
- 4 Reception Rooms
- Ground Floor Shower Room
- Open Plan Dining Kitchen
- 4 Bedrooms



Sharrat Field, Four Oaks, Sutton Coldfield, B75 6QX

£695,000



Property Description

Occupying a corner position within a highly sought after location this thoughtfully and cleverly extended family home offers versatile living accommodation and needs to be viewed to appreciate the wealth of accommodation on offer. 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. Entered via an enclosed porch there is a large hallway with access to a formal sitting room to the front, a spacious lounge diner to the rear, a home office and further reception room, an open plan fitted kitchen diner and separate utility room, a ground floor shower room, on the first floor there are 4 bedrooms the master has an en suite shower room, a further family bathroom and to complete to the home there is a double garage and private rear garden.

This family home is also being sold with the benefit of having no upward chain.

In brief the accommodation comprises:

ENCLOSED PORCH Having tiled flooring and a door to the hallway.

HALLWAY 13' 06" x 9' 06" (4.11m x 2.9m) An impressive entrance hallway with a staircase rising to the first floor, parquet flooring, radiator and doors to:

SITTING ROOM 14' 04" x 11' 11" (4.37m x 3.63m) Having a feature fireplace as the focal point, Oak flooring, windows to front and side, radiator and beamed ceiling.

LOUNGE/DINER 17' 02" max 10' 06" min x 17' 07" max 9' 00" min (7.29m x 5.36m) A spacious open plan living and dining room with patio doors giving access and views over the private rear garden, a further side and circular picture window allow natural light, radiator and double doors to the kitchen diner.

KITCHEN/DINER 25' 11" max 11' 11" min x 14' 11" max 7' 06" min (7.29m x 4.55m) A great sized kitchen and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, under cupboard lighting and tiled splash backs, double oven, gas hob, fridge and freezer, sink and drainer unit, a dining area within a deep bay, patio doors to the rear, tiled flooring, a further door to the rear and a door to the utility room.

UTILITY ROOM 11' 04" x 6' 02" (3.45m x 1.88m) A further range of wall and base mounted units with tiled splash backs, sink and drainer unit, space and plumbing for white goods and a door to the front.

HOME OFFICE 9' 08" x 8' 03" (2.95m x 2.51m) Offering a multitude of uses and having patio doors to the side and wood effect flooring.

RECEPTION ROOM 12' 08" x 7' 08" (3.86m x 2.34m) Again offering a multitude of uses and currently a crafting room with a window to the front and a door to the garage.

SHOWER ROOM To include a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and tiled flooring.

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

BEDROOM ONE 07' 00" x 3' 05" plus 10' 08" x 11' 03" (2.13m x 3.25m) Having a range of fitted wardrobes with mirrored fronts, a window to the rear, radiator and a door to the en suite shower room.

BEDROOM TWO 10' 03" x 9' 05" (3.12m x 2.87m) Having a window to the rear, radiator and built in wardrobes with mirrored fronts.

BEDROOM THREE 9' 00" x 12' 07" (2.74m x 3.84m) Having a window to the front and radiator.

BEDROOM FOUR 8' 02" x 9' 09" max (2.49m x 2.97m) Having a window to the front and radiator.

FAMILY BATHROOM A further refitted white suite with a panelled bath and separate shower cubicle, wash hand basin with vanity storage beneath, low level WC, bidet, heated towel rail and side facing window.

GARAGE 19' 04" x 19' 11" (5.89m x 6.07m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a lovely landscaped and private garden with various patio areas for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering privacy and a picturesque setting.

Council Tax Band F Birmingham City Council

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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