

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

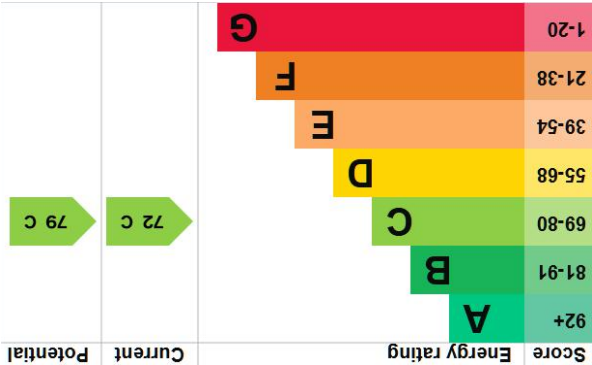


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- An Extended 3 Bedroom Family Home
- Large Lounge & Separate Dining Room
- Fitted Kitchen & Utility Room
- 3 Great Sized Bedrooms
- Garage & Private Garden



Lilac Avenue, Streetly, Sutton Coldfield, B74 3TH

Offers In Region Of
£300,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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. Approached via a driveway the home is entered through an enclosed porch leading to a large hallway with a guest WC, a lovely extended lounge and dining area which in turn leads to a multifunctional dining/family/sitting room, fitted kitchen and utility room, on the first floor there are three bedrooms and a family bathroom and to complete the home there is a great sized private garden and garage.

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:

ENCLOSED PORCH

HALLWAY A spacious hallway with a staircase rising to the first floor with useful under stairs storage cupboard, coving, radiator and doors to:

GUEST WC A white WC with wash hand basin above and front facing window.

FORMAL LOUNGE 11' 11" x 15' 4" (3.63m x 4.67m) A large lounge with a feature fireplace as the focal point, coving, radiator and sliding patio doors to:

DINING/PLAY ROOM/SNUG 10' 3" x 9' 3" (3.12m x 2.82m) A further extended reception room offering a multitude of uses with a vaulted ceiling with 2 Velux windows over head allowing natural light, radiator and patio doors providing access and views over the private garden.

FITTED KITCHEN 6' 4" x 10' 10" (1.93m x 3.3m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, sink and drainer unit, plumbing and space for white goods, window and door to side.

UTILITY ROOM 6' x 9' 6" (1.83m x 2.9m) A further range of base units, sink and drainer unit, plumbing and space for white goods, window and door to the side and window to the rear.

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

BEDROOM ONE 10' 2" x 15' 2" (3.1m x 4.62m) Having a range of fitted wardrobes and storage with a window to the rear and radiator.

BEDROOM TWO 9' 11" x 11' 7" (3.02m x 3.53m) A further double bedroom with a window to the front and radiator.

BEDROOM THREE 7' 9" x 11' 3" (2.36m x 3.43m) Having a window to the rear and radiator.

BATHROOM To include a white suite with a panelled bath and shower over, wash hand basin with vanity storage beneath, low level WC, radiator and front facing window.

GARAGE 8' 1" x 15' 7" (2.46m x 4.75m) (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 lovely private garden with a patio area for entertaining, mainly lawned with flowering borders offering a picturesque setting and being ideal for the family buyer.

Council Tax Band D Walsall Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 43 Mbps. Highest available upload speed 9Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. 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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WANT TO SELL YOUR OWN PROPERTY?
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