

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

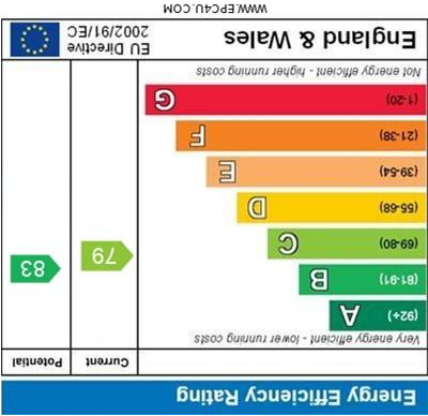


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Vastly Extended 4 Bedroom Family Home
- Large Open Plan Kitchen/Dining/Family Room
- Master Suite With Dressing Area & En Suite
- Private Landscaped Garden With Outdoor Entertaining Area



Darnel Hurst Road, Four Oaks, Sutton Coldfield, B75 5NE

Offers In Region Of
£550,000



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. This superbly presented and vastly extended family home is approached via a driveway to the front and is entered through an enclosed porch leading to a hallway with a guest WC, a formal lounge to the front, a beautiful open plan kitchen, living and dining room with separate utility off, on the first floor there are 4 bedrooms the master suite has a dressing area and luxury en suite shower room and family bathroom, to complete the home there is a beautifully landscaped garden with a covered entertaining area with open fireplace.

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 Providing access to the hallway.

HALLWAY Having a staircase rising to the first floor with useful storage cupboard beneath, radiator and doors to:

GUEST WC To include a matching suite with a floating WC, wash hand basin with vanity storage beneath and heated towel rail.

FORMAL LOUNGE 13'4" x 11'1" (4.06m x 3.38m) A deep walk in bay to the front aspect, radiator and coving.

OPEN PLAN KITCHEN LIVING & DINING ROOM 11'5" x 18'5" (3.48m x 5.61m) PLUS 9'1" x 9'6" (2.77m x 2.9m) PLUS 14' x 15'10" (4.27m x 4.83m)

A vast open plan and multifunctional kitchen living and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with tiled splash backs and under cupboard lighting, integrated double oven and induction hob with extractor fan over, integrated dish washer, space for an American Style fridge freezer, large central island including breakfast bar and further storage, Belfast style sink and door to the rear garden opening in to the living and dining room with a vaulted ceiling to the rear with a Velux light over head, bi-folding doors leading providing access to the landscaped garden, wood effect flooring throughout, two full height radiators and a door to the utility room.

UTILITY ROOM 5'7" x 12'3" (1.7m x 3.73m) To include a further matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, space and plumbing for white goods, sink and drainer unit, a window to the side, radiator and access to the garage/storage.

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

BEDROOM ONE 11'11" x 17'1" (3.63m x 5.21m) PLUS Dressing Area 8'1" x 6'6" (2.46m x 1.98m) A superb master suite, the bedroom has windows to both front and side and vintage radiator opening in to the dressing area with fitted wardrobes with shelving and hanging space, a window to the rear, full height radiator and door to the en suite shower room.

EN SUITE A luxury shower room with a double walk in shower, integrated vanity storage with wash hand basin and WC, rear facing window and heated towel rail.

BEDROOM TWO 13'8" x 11'11" (4.17m x 3.63m) Having a walk in bay to the front aspect, radiator and coving.

BEDROOM THREE 11'4" x 11'2" (3.45m x 3.4m) Having a window to the rear and radiator.

BEDROOM FOUR/HOME OFFICE 8'3" x 6'2" (2.51m x 1.88m) Currently being used as a home office with a window to the front and radiator.



FAMILY BATHROOM To include a further matching white suite with a panelled bath with shower over and shower screen, wash hand basin with vanity storage beneath, low level WC, heated towel rail and window to the rear.

GARAGE/STORAGE 9'1" x 16'7" (2.77m x 5.05m) The garage has been converted but still has useful storage space to the front. (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 beautifully private landscaped garden with a deep patio area leading to a purpose built out door entertaining area with brick built open fireplace, the garden is ideal for family life and offers much privacy and a picturesque setting.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

Broadband coverage - Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 32Mbps. Highest available upload speed 7Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Virgin Media, 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

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