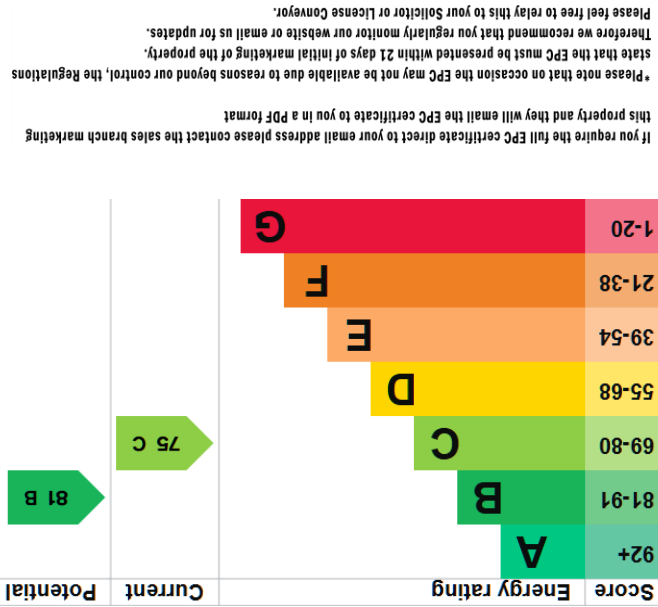


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Vastly Extended 4 Bedroom Luxury Family Home
- High Specification Throughout
- 3 Formal Reception Rooms
- Open Plan Kitchen/Dining/Family Room
- Large South Facing Rear Garden



Tamworth Road, Sutton Coldfield, B75 6DY

Offers In Region Of
£875,000



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 exceptional four bedroom executive detached family home has been expensively and thoughtfully redesigned and vastly extended to create contemporary and versatile living spaces over two floors. This beautiful home is approached via a large driveway to the front and is entered via an enclosed porch leading to a stunning hallway which sets the tone for the living accommodation throughout, the hallway leads to two formal reception rooms and a versatile home office/playroom, a magnificent open plan multifunctional kitchen, living and entertaining space with access and views over the south facing garden, a concealed door provides access to the utility room and luxury ground floor shower room, on the first floor there are four double air conditioned bedrooms along with a luxury family bathroom and separate luxury shower room, to complete the home there is a large private garden with a southerly aspect and the home offers many modern ease of living features with under floor heating throughout controlled by Hive, Smart home operations which control all of the lighting, central heating and hot water and all of the light switches are also smart devices.

Exceptional 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:

ENCLOSED PORCH

HALLWAY 6' 11" x 17' 4" (2.11m x 5.28m) A beautiful contemporary hallway with a staircase rising to the first floor with a decorative wall panel with concealed storage beneath, inset wall lighting, herringbone flooring with under floor heating, down lighting and doors to:

FORMAL LOUNGE 10' 11" x 16' 6" (3.33m x 5.03m) A great sized formal lounge with a deep walk in bay to the front aspect, herringbone flooring with under floor heating and downlighting.

DINING/PLAY ROOM 10' 11" x 12' 9" (3.33m x 3.89m) A further lovely reception room with under floor heating, herringbone flooring, down lighting and Crittal bi folding doors leading in to the kitchen/dining/family room.

HOME OFFICE 7' 3" x 12' (2.21m x 3.66m) Entered via a Crittal door from the main hallway and a further room offering a multitude of uses and currently configured as a home office with a front facing window, herringbone flooring with under floor heating and over head spotlights.

KITCHEN/LIVING AND DINING ROOM 25' 6" x 14' 9" (7.77m x 4.5m) A beautiful open plan and multifunctional fitted kitchen, entertaining and living space, the expensively fitted kitchen features a combination of dark grey base cabinets and a mixture of black and Halifax Oak upper cabinets complemented by a gold back drop providing a contemporary aesthetic, integrated NEFF appliances include a five ring gas hob with suspended extractor fan over, double oven and warming drawer, dishwasher, double fridge and double fridge freezer, a large central oversized quartz island serves as the focal point with ample counter space and seating with concealed cabinetry beneath, an open shelving unit to the left hand side of the kitchen provides storage and display space, large full width glass doors provide access and views and connect with the large rear garden, herringbone flooring with under floor heating leads in to the living and casual dining space with a feature paneled wall to rear, air conditioning, three lantern lights overhead, spotlights throughout and a concealed door leading to:

UTILITY ROOM 7' 1" x 13' 2" (2.16m x 4.01m) To include a further range of wall and base mounted units with complementing work surfaces over, space and plumbing for white goods, herringbone flooring with under floor heating, sink and drainer unit, window and door to the side and a further door.

GUEST WC & SHOWER ROOM A luxury shower room with a fully enclosed shower cubicle, the use of gold accents against a marble effect wall and wooden tones gives a further luxury feel, the WC is concealed and there is a suspended vanity unit with wash hand basin and gold faucet, display shelving and under floor heating.

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

BEDROOM ONE 11' 2" x 16' 11" (3.4m x 5.16m) A lovely master bedroom with a range of fitted wardrobes with shelving, storage and hanging space and drawer units, down lighting, air conditioning and under floor heating a deep walk in bay to the front aspect.

BEDROOM TWO 11' 1" x 13' (3.38m x 3.96m) A further double bedroom with a double and single fitted wardrobe and fitted desk and dresser unit, rear facing window, air conditioning and under floor heating.

BEDROOM THREE 15' 3" x 9' (4.65m x 2.74m) A large double bedroom with a picture window to the front aspect and further front window within the recess, fitted wardrobe, under floor heating and air conditioning.

BEDROOM FOUR 9' 10" x 8' 8" (3m x 2.64m) Having a window to the rear, built in wardrobe, air conditioning and under floor heating.

FAMILY BATHROOM A luxury family bathroom with a free standing Polmat Uzo acrylic bath tub with fully enclosed separate shower cubicle, a suspended vanity storage unit with wash hand basin over, floating integrated WC, side window, air conditioning, brushed matt heated towel rail and down lighting.

SHOWER ROOM A further luxury shower room with a fully enclosed shower cubicle with oversized rain head attachment, floating vanity unit with wash hand basin, integrated WC, brushed matt heater towel rail, fully tiled walls and flooring, air conditioning and under floor heating.

OUTSIDE To the rear of the home there is a beautiful private garden with a large patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and ideal for the family buyer.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE - Good outdoor, variable in home
O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000Mbps.

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.

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