

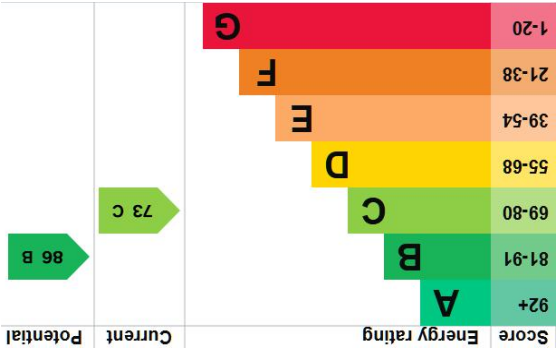
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Highly Sought After Quiet Cul De Sac Location
- Spacious Lounge & Separate Dining Room
- Fitted Kitchen & Guest WC
- Master With En Suite Shower Room
- No Upward Chain



Combine Close, Four Oaks , Sutton Coldfield, B75 5TP

£350,000



Property Description

Occupying a highly sought after quiet cul de sac 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. Nestled at the bottom of the cul de sac the home is approached via a driveway and garage, internally there is a hallway with a guest WC, a great sized lounge, a separate dining room and fitted kitchen, to the first floor there are three bedrooms the master has an en suite shower room and family bathroom and to complete the home there is an enclosed rear garden.

Being sold with the added benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a radiator, tiled flooring and doors to:

GUEST WC To include a white suite with a low level WC, wash hand basin, tiled flooring and radiator.

LOUNGE 11' 5" x 16' 8" (3.48m x 5.08m) A lovely sized formal lounge with a raised electric fireplace as the focal point, a front facing window, coving, two radiators, a returning staircase rising to the first floor with useful storage cupboard beneath and door to:

DINING ROOM 8' 8" x 8' 7" (2.64m x 2.62m) Having patio doors providing access and views over the private garden, radiator, coving and an archway in to the fitted kitchen.

FITTED KITCHEN 6' 6" x 8' 6" (1.98m x 2.59m) The kitchen includes a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, integrated fridge freezer, sink and drainer unit, plumbing and space for white goods and a rear facing window.

From the lounge a staircase rises to the first floor landing with storage cupboard and doors to:

BEDROOM ONE 11' 2" x 8' 8" (3.4m x 2.64m) A spacious master bedroom with a front facing window, built in wardrobe, coving, radiator and door to the en suite shower room.

BEDROOM TWO 8' 2" x 8' 10" (2.49m x 2.69m) Having a window to the rear, loft access and radiator.

BEDROOM THREE 7' x 8' (2.13m x 2.44m) Having a window to the rear and radiator.

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

OUTSIDE To the rear of the home there is a great sized private garden with a newly laid patio area for entertaining, fenced boundaries with mature shrubs offering privacy, a side gate providing shared access.

GARAGE The garage remains unmeasured. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

AGENTS NOTE The garage is on a leasehold title with 974 years remaining and a £0 rate peppercorn rent.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE, O2, Three, Vodafone - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. 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:- CityFibre, Openreach

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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