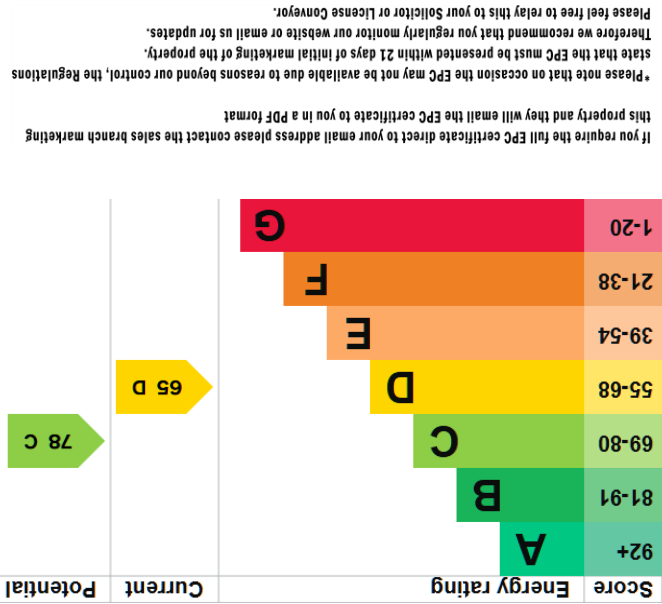


NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Extended 3 Bedroom Family Home With Further Potential
- Beautiful Large Rear Garden
- Excellent School Catchment Area
- Viewing Essential



Clarence Gardens, Four Oaks, Sutton Coldfield, B74 4AP

Offers In Region Of
£525,000



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, 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 lovely three bedroom extended family home sits on a large plot and offers further potential to extend subject to planning. Approached via a driveway to the front the home is entered via a hallway with guest WC, a formal dining room to the front, a beautiful large lounge to the rear, a fitted kitchen diner and a lovely conservatory overlooking the fabulous rear garden, on the first floor there are three bedrooms and a family bathroom and to complete the home there is a large 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:

HALLWAY Having a staircase rising to the first floor, wood effect flooring, radiator and doors to:

GUEST WC A white suite with a low level WC and wash hand basin.

DINING ROOM 12' x 12' 11" (3.66m x 3.94m) A lovely sized dining room with a deep walk in bay to the front aspect, radiator and coving.

FORMAL LOUNGE 10' 6" x 21' 10" (3.2m x 6.65m) A great sized extended formal lounge with a feature fire surround as the focal point, patio doors providing access and views over the large private garden, coving, two radiators and archway leading to a useful under stairs storage area.

FITTED KITCHEN 14' 2" x 9' 1" (4.32m x 2.77m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs and under cupboard lighting, integrated double oven and gas hob with extractor fan over, plate rack and wine storage, space for a dishwasher, sink and drainer unit, tiled flooring, side and rear window, ample space for a dining table and chairs for casual dining and doors to:

CONSERVATORY 13' 7" x 9' 5" (4.14m x 2.87m) Enjoying views over the lovely large private garden, double doors to the rear garden and tiled flooring.

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

BEDROOM ONE 11' 10" x 13' 6" (3.61m x 4.11m) Having a deep walk in bay to the front aspect and radiator.

BEDROOM TWO 8' 7" x 9' 1" (2.62m x 2.77m) Having a window to the rear and radiator.

BEDROOM THREE 7' 5" x 9' 1" (2.26m x 2.77m) Having a window to the rear and radiator.

FAMILY BATHROOM Includes a white suite with a corner bath and separate corner shower cubicle, low level WC, circular wash hand basin, heated towel rail, 2 side windows and a further window to the front.

GARAGE 12' 8" x 17' (3.86m x 5.18m) (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 stunning garden with a raised decked area for entertaining, further patio area to the side, a vast lawned area surrounded by mature trees and shrubs with flowering borders offering maximum privacy and being ideal for the family buyer.

Council Tax Band D - Birmingham

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage for:

EE - Good outdoor and in-home

O2 and Vodafone - Good outdoor

Three - Good outdoor, variable in-home

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

Networks in your area:- 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.

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