

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

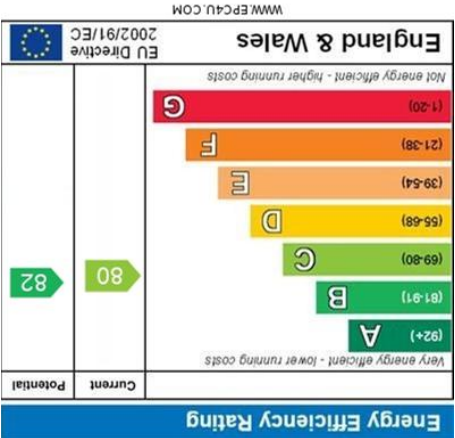


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- 7 Bedroom 3 Storey Executive Family Home
- Luxurious Interiors Throughout
- Open Plan Kitchen/Dining/Family Room
- 3 En Suite Bedrooms
- No Upward Chain



Weeford Dell, Four Oaks, Sutton Coldfield, B75 5RU

Offers In Region Of
£825,000



Property Description

Occupying an enviable position and facing open countryside to the front this beautiful seven bedroom three storey executive family home offers refurbished and luxurious interiors combined with flexible and spacious living accommodation. Approached via a landscaped fore garden with detached double garage to the side the home is entered via a porch leading to a hallway with guest WC, a formal lounge diner, an open plan kitchen/dining/living room with utility room off, on the first floor there are 5 bedrooms two of which have en suite facilities as well as a family bathroom, on the second floor there are 2 large bedrooms one of which is currently a cinema room and a further shower room. To complete the home there is a detached double garage and a private enclosed garden.

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 An impressive hallway with a returning staircase rising to the first floor, tiled flooring with under floor heating, useful storage cupboard and doors to:

GUEST WC Having a white suite with a built in WC, suspended wash hand basin with vanity storage beneath, tiled flooring and under floor heating.

FORMAL LOUNGE & DINING ROOM 35' 1" x 13' 6" (10.9m x 3.96m) An impressive lounge and dining room with a floating fireplace and media wall as the focal point, patio doors within a deep walk in bay to the rear, further deep bay to the front, tiled flooring, under floor heating and coving throughout.

KITCHEN/DINING/LIVING ROOM 29' 1" x 13' 6" (8.86m x 4.11m) A superb open plan kitchen, living and dining room ideal for entertaining with the kitchen including a stylish and modern range of high gloss wall and base mounted units with complementing granite work surfaces over, two integrated ovens and microwave oven and coffee machine, five ring gas hob and extractor fan over, display cabinets, large central island including breakfast bar, integrated dish washer and fridge freezer, sink and drainer unit, rear facing window, front sitting and dining area with tiled flooring and under floor heating, spot lights and coving throughout and a door to the utility room.

UTILITY ROOM 6' 4" x 6' 11" (1.93m x 2.11m) Matching wall and base mounted units, plumbing and space for white goods and a window and door to the garden.

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

BEDROOM ONE 16' x 11' 2" (4.88m x 3.4m) Having a window to the rear, fitted wardrobes with shelving and hanging space and a door to:

EN SUITE BATHROOM A matching white suite with a paneled bath with shower over, low level WC, suspended wash hand basin with vanity storage beneath, heated towel rail and rear facing window.

BEDROOM TWO 10' 5" x 13' 4" (3.18m x 4.06m) Having a rear facing window, radiator and door to:

EN SUITE SHOWER ROOM To include a matching white suite with a corner shower cubicle, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and side facing window.

BEDROOM THREE 12' 4" x 10' 10" (3.76m x 3.3m) A further double bedroom with a front facing window, built in wardrobes with shelving and hanging space and radiator.

BEDROOM FOUR 12' 9" x 6' 5" (3.89m x 1.96m) Having a front facing window and radiator.

BEDROOM FIVE 9' 7" x 6' 8" (2.92m x 2.03m) Having a front facing window and radiator.

FAMILY BATHROOM A white suite with P shaped bath, suspended wash hand basin with vanity storage beneath, low level WC and heated towel rail.

From the landing a further returning staircase rises to the second floor with doors to:

BEDROOM SIX 27' 3" x 13' 11" (8.31m x 4.24m) A beautiful bedroom with a range of fitted wardrobes, sitting area, windows to front, rear, side and radiator.

BEDROOM SEVEN 27' x 13' 6" (8.23m x 4.11m) Currently used as a home cinema and games room with windows to front, rear and side, wood effect flooring and radiator.

SHOWER ROOM To include a double width walk in shower cubicle, suspended wash hand basin, low level WC and heated towel rail.

GARAGE Remains unmeasured. (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 an enclosed garden with a patio area for entertaining, mainly lawned with fenced boundaries and side access.

Council Tax Band G 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 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- 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.

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WANT TO SELL YOUR OWN PROPERTY?
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