

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

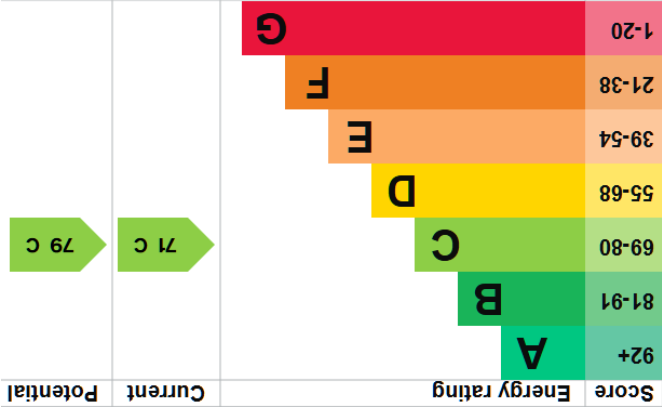


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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



- Highly Sought After Location
- 5 Double 3 Storey Family Home
- Extended Kitchen/Living/Dining Room
- Formal Lounge
- Large Rear Garden



Four Oaks Common Road, Sutton Coldfield, B74 4NL

Offers In Region Of
£530,000



Property Description

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. Approached via a large driveway to the front the home is entered via an enclosed porch leading to a hallway, a lovely sized lounge, an extended open plan kitchen, living and dining room, on the first floor there are four bedrooms and a family bathroom and on the top floor there is a further double bedroom, to the rear of the home there is a large private garden ideal for the family buyer.

Homes of this size within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

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

FORMAL LOUNGE 11' 1" x 20' 1" (3.38m x 6.12m) A spacious formal living room with a walk in bay window to the front aspect, radiator and doors opening to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM 21' 7" x 15' 2" (6.58m x 4.62m) To include a matching range of wall and base mounted units with complementing work surfaces over matching splashbacks, integrated double oven and hob with extractor fan over, sink and drainer unit, a window to the rear and patio doors to the rear, space for a dining and sitting area, tiled flooring throughout and a door to the garage.

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

BEDROOM ONE 11' 2" x 14' (3.4m x 4.27m) Having fitted wardrobes, a walk in bay to the rear and radiator.

BEDROOM TWO 11' 12" x 6' (3.66m x 1.83m) Having a range of fitted wardrobes, a front facing window and radiator.

BEDROOM THREE 13' 11" x 7' 9" (4.24m x 2.36m) Having two front facing windows and radiator.

BEDROOM FOUR 7' 2" x 8' 2" (2.18m x 2.49m) Having a window to the rear and radiator.

FAMILY BATHROOM A white suite with a corner bath and separate shower cubicle, low level WC, wash hand basin and rear window.

From the landing a further staircase rises to the top floor landing with storage and doors to:

BEDROOM FIVE 10' 8" x 15' 8" (3.25m x 4.78m) Having windows to front and rear, eaves storage, wood effect flooring and radiator.

GARAGE 7' 5" x 26' 5" (2.26m x 8.05m) (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 large private garden with a patio area for entertaining, winding pathways with artificial lawn and leading to a rear vegetable patch, mature trees and shrubs to the boundaries provide privacy and being ideal for the family buyer.

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 and in home

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 43Mbps. Highest available upload speed 10Mbps.
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 220Mbps.

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 Conveyor.