

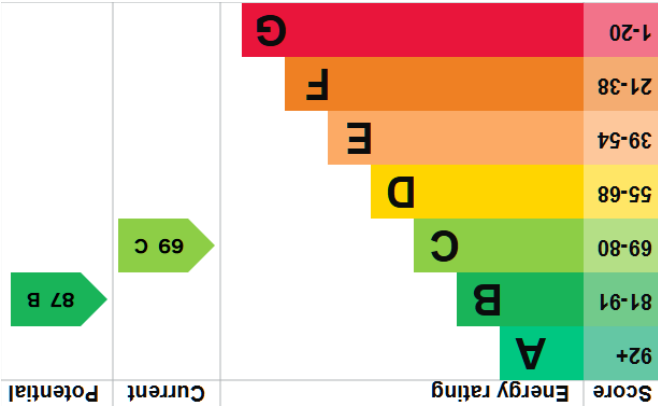
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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
- Further Scope To Extend Subject To Planning
- Beautiful Large Rear Garden
- Refitted Kitchen & Bathroom
- No Upward Chain
- 2 Double Bedrooms



Hillside Road, Four Oaks, Sutton Coldfield, B74 4DG

£350,000



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. This lovely detached bungalow offers further potential to extend if needed subject to all the necessary planning applications and currently offers versatile living accommodation. Entered via an enclosed porch there is a large hallway with access to front reception room/bedroom, a refitted kitchen, a lounge/ bedroom with access and views over the beautiful rear garden, a double bedroom and refitted shower room, to the side of the home there is a full length covered passage with access to the garage and the front and rear of the bungalow.

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:

ENCLOSED PORCH

HALLWAY A large entrance hallway with wood effect flooring, radiator, useful storage cupboard and doors to:

LOUNGE/BEDROOM 13' 9" x 12' 8" (4.19m x 3.86m) Offering a multitude of uses and currently a sitting room with a deep walk in bay to the front, coving and radiator.

REFITTED KITCHEN 9' 2" x 7' 10" (2.79m x 2.39m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, space and plumbing for white goods, sink and drainer unit, door and window to the side .

LOUNGE/BEDROOM 10' 4" x 11' 10" (3.15m x 3.61m) Currently a lounge with a feature fireplace as the focal point, coving, radiator and patio doors providing access and views over the beautiful rear garden.

BEDROOM 8' 9" x 12' 9" (2.67m x 3.89m) Having a window to the rear and radiator.

SHOWER ROOM Refitted to include a double width walk in shower cubicle, wash hand basin with vanity unit beneath, low level WC, heated towel rail, tiled walls and side facing window.

COVERED SIDE 34' 3" x 1' (10.44m x 0.3m) Access to front and rear and access to the garage.

GARAGE 14' 11" x 8' 1" (4.55m x 2.46m) (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 beautiful large garden, there is a patio area for entertaining mainly laid to lawn with an abundance of mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and being ideal for the discerning buyer.

Council Tax Band D - Birmingham

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

Broadband coverage:-
Broadband Type = Standard Highest available download speed 15 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.

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