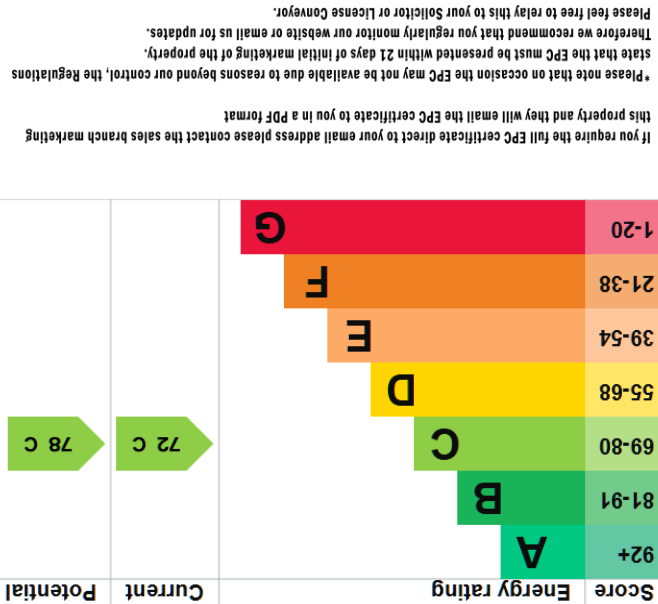


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Beautifully Presented 3 Double Bedroom Dormer Bungalow
- 3 Formal Reception Rooms
- 2 Bathrooms
- Stylish Fitted Kitchen
- Private Rear Garden
- Tandem Garage



Heath Croft Road, Four Oaks, Sutton Coldfield, B75 6NJ

Offers In Region Of  
£465,000





## 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 driveway to the front the home is entered via a hallway with useful cloak cupboard, a large formal lounge and separate dining room leading in to a conservatory with views over the private rear garden, there is a double bedroom and luxury family bathroom on the ground floor, on the first floor there is a landing with two further double bedrooms a further bathroom and useful storage area and to complete the home there is a tandem garage.

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

In brief the accommodation comprises:

**HALLWAY** Having a useful cloak cupboard and doors to both the formal lounge & fitted kitchen.

**FORMAL LOUNGE** 12' 8" x 18' 6" (3.86m x 5.64m) A spacious lounge with wood effect flooring, front facing window and radiator, a door to the inner hallway.

**FITTED KITCHEN** 8' 7" x 23' 7" (2.62m x 7.19m) To include a stylish and matching range of wall and base mounted units with complementing work surfaces over with tiled splash backs and under cupboard lighting, built in oven and hob with extractor fan over, space for a washing machine and dishwasher, space for an American style fridge freezer, sink and drainer unit, tiled flooring, a front facing window and two side facing windows, spot lights overhead, full height radiator a door to the garage and a door to the inner hallway.

**INNER HALLWAY** Having a staircase rising to the first floor and doors to:

**DINING ROOM** 9' 8" x 14' 2" (2.95m x 4.32m) A beautifully presented formal dining room with tiled flooring, coving, spotlights, radiator and doors in to the conservatory.

**CONSERVATORY** 9' 2" x 9' (2.79m x 2.74m) Offering a multitude of uses with views and access over the private rear garden and tiled flooring.

**BEDROOM** 11' 11" x 8' 7" (3.63m x 2.62m) A lovely bedroom with patio doors overlooking the rear garden, tiled flooring, radiator and coving.

**BATHROOM** A stylish white suite with a panelled bath with shower over and shower screen, a suspended wash hand basin with vanity storage beneath, low level WC, side facing window and radiator.

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

**BEDROOM** 11' x 9' 7" (3.35m x 2.92m) A window to the front and radiator

**BEDROOM** 10' 4" x 9' 7" (3.15m x 2.92m) Having a window to the front and radiator.

**SHOWER ROOM** A matching suite with a fully enclosed corner shower cubicle, wash hand basin, low level WC, wash hand basin, radiator, heated towel rail and side facing window.

**STORAGE ROOM** 13' 2" x 4' (4.01m x 1.22m) With radiator.

**GARAGE** 9' 11" x 34' 3" (3.02m x 10.44m) (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 private garden with a raised patio area for entertaining, a summer house and garden shed, mature trees and shrubs to the boundaries offering privacy and a providing a most picturesque setting.

Council Tax Band D Birmingham City Council

Utility Supply  
Electric - Mains  
Gas - Mains

Water - Mains  
Heating - Gas Central Heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low

**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 14Mbps. Highest available upload speed 1Mbps.  
**Broadband Type = Superfast** Highest available download speed 60 Mbps. Highest available upload speed 17 Mbps.  
**Broadband Type = Ultrafast** Highest available download speed 1000 Mbps. Highest available upload speed 1000Mbps.

**Networks in your area:-** Virgin Media, Openreach, GtFibre

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