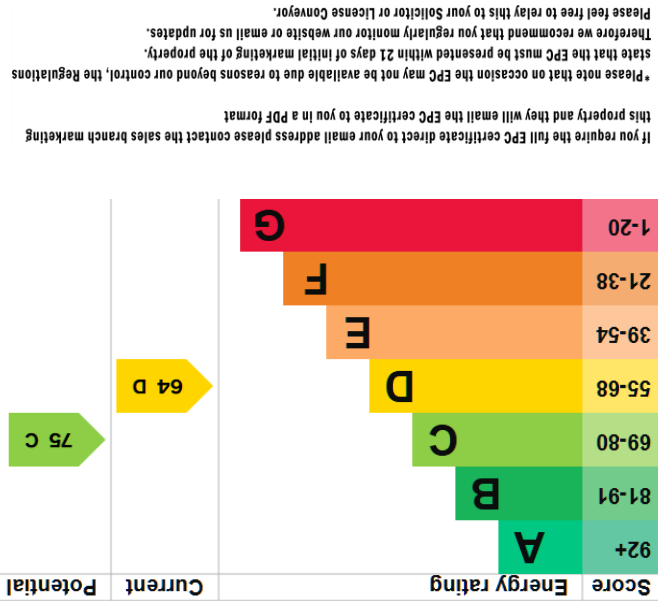


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Potential To Extend (Subject To Planning)
- 2 Formal Reception Rooms
- Conservatory
- Large Rear Garden
- Fitted Kitchen & Utility Room



Trinity Road, Four Oaks, Sutton Coldfield, B75 6TJ

Offers In Region Of  
£400,000





## Property Description

Occupying a highly sought after location and being ideally placed for many well reputed schools for children of all ages and 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 through an enclosed porch leading to a hallway, there is a lounge to the front with a log burner and dining room to the rear leading in to a lovely conservatory overlooking the large private rear garden, a fitted kitchen and large utility room with access to the guest WC and garage, on the first floor there are three bedrooms and a shower room and to complete the home there is a large rear garden ideal for the family buyer.

This family home has already been extended and offers further potential to extend subject to planning.

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

In brief the property comprises:

ENCLOSED PORCH

HALLWAY 5' 10" x 14' 1" (1.78m x 4.27m)

LOUNGE 12' 2" x 12' 1" (3.71m x 3.68m)

DINING ROOM 10' 3" x 9' 3" (3.12m x 2.82m)

CONSERVATORY 8' 6" x 12' 3" (2.59m x 3.73m)

KITCHEN 7' 10" x 11' 7" (2.39m x 3.53m)

UTILITY ROOM 12' 3" x 8' 8" (3.73m x 2.64m)

LANDING

BEDROOM ONE 10' 8" x 11' 11" (3.25m x 3.63m)

BEDROOM TWO 10' 6" x 9' 2" (3.2m x 2.79m)

BEDROOM THREE 7' 6" x 8' 9" (2.29m x 2.67m)

REFITTED SHOWER ROOM

GARAGE 12' 1" x 15' 9" (3.68m x 4.8m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Vodafone - Good outdoor and in home

Three - Good outdoor, variable in home

O2 - Good outdoor

Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 48Mbps. Highest available upload speed 10Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800Mbps. Highest available upload speed 100Mbps.

Networks in your area:- Openreach, CityFibre, Virgin Media

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