

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

This breathtaking four bedroom detached freehold family home in Sutton Coldfield is a true one off property combining great accommodation throughout. The property is of exceptional quality both inside and out and provides practical family living, positioned within walking distance of excellent schools, local shopping amenities and transport links and offered with no onward chain. A rare opportunity to secure a move in ready home in a sought after location. Gas central heating has been renewed, gas boasts double glazed UPVC windows throughout, alarms system and external cameras. The property is approached via a block paved driveway leading into porch and entrance hallway, well sized family lounge with stylish bay window, media wall, property also comprises fitted breakfast/kitchen, dining room, conservatory and utility room, completing the ground floor is also a modern guest cloakroom and access in to the garage. Upstairs are four generously proportioned bedrooms and the master with en suite room, whilst the family bathroom truly commands attention with its stunning automatic walk in shower and separate bath. Externally the home is equally impressive with a substantial block paved driveway to the front, providing excellent parking and rear garden is nice and private, complementing the accommodation on offer. There is a sleek patio area for entertaining, stepping up to a raised lawn area completed with mature shrubbery surrounding and any inspection of this magnificent of the family home is essential. Internally there is a porch offering useful storage space, double glazed windows and double glazed door leading into the entrance hallway. Internal doors open into living room, fitted breakfast/kitchen and down stairs guest cloakroom with laminated flooring and stairs leading off to first floor landing.

LIVING ROOM 17' 1" x 15' 7" (5.21m x 4.75m) With double glazed bay window to the front, radiator and feature media wall and laminate flooring.

FITTED BREAKFAST/KITCHEN ROOM 13' 7" x 10' 4" (4.14m x 3.15m) Having double glazed windows to the rear, a range of wall and base units, fully tiled floor and walls, integrated dish washer, fridge/freezer, granite work tops, one and half bowl stainless steel sink with filter tap and waste disposal system, gas hob with extractor, integrated oven and integrated microwave, door leading off into utility.

UTILITY ROOM 9' 4" x 7' 11" (2.84m x 2.41m) With double glazed door leading into the garden and two double glazed windows to the rear, stainless steel sink, free standing fridge which is included, radiator, a range of wall and base units and space for appliances and door leading into the garage.

GUEST CLOAK ROOM 5' 3" x 3' 9" (1.6m x 1.14m) Having double glazed obscure window to front, low level WC, sink and heated towel radiator and fully tiled.

GARAGE 18' 0" x 8' 0" (5.49m x 2.44m) Having electric garage doors, also housing the boiler which is only a few months old with a 10 year warranty.

DINING ROOM 13' 07" x 9' 10" (4.14m x 3m) With double glazed window and double glazed door to the rear, door leading into conservatory, radiator and laminate flooring.

CONSERVATORY 12' 5" x 10' 5" (3.78m x 3.18m) Double glazed windows surrounding looking on to the garden with double glazed patio doors opening on to the garden. Full blinds surrounding, electric panel radiator, ceiling fan and tiled flooring.

LANDING With access to the loft, loft is half boarded with loft ladder and lighting.

BEDROOM ONE 17' 10" x 11' 8" (5.44m x 3.56m) With double window to the front, radiator, laminate flooring and door leading into the en suite.

EN SUITE SHOWER ROOM 5' 10" x 5' 4" (1.78m x 1.63m) Comprising step in corner shower unit with glass sliding doors, low level WC, vanity wash hand basin, spot lights to the ceiling, fully tiled heated towel rail and double glazed obscure window to the front.

BEDROOM TWO 12' 11" x 10' 10" (3.94m x 3.3m) Double glazed window to the rear, radiator and laminate flooring.

BEDROOM THREE 10' 10" x 8' 0" (3.3m x 2.44m) Double glazed window to the rear, radiator and laminate flooring.

BEDROOM FOUR 9' 10" x 8' 2" (3m x 2.49m) Double glazed window to the front and side, radiator and laminate flooring and storage cupboard going over the stairs.

BATH ROOM 7' 10" x 7' 4" (2.39m x 2.24m) Stylish family bathroom with double glazed obscure window to the rear, suite comprising with bath, low level WC, vanity wash hand basin, bathroom cupboard with lighting and mirrors above the vanity sink unit, walk in double shower with glass surround, this being an automatic shower and spot lights to the ceiling, fully tiled floor and walls, heated towel rail.

OUTSIDE Rear garden having patio area which leads to step up to the lawn, set behind mature shrubbery and fencing to the perimeters with secure borders and gated side access leading to the front of the property and to the other side of the property there is a brick built storage shed, which will also be remaining.

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE O2 & Vodafone Good outdoor, variable in-home

Three Good outdoor and in-home

Broadband coverage -

Broadband Type = Standard Highest available download speed 13 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:- Virgin Media & 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.

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