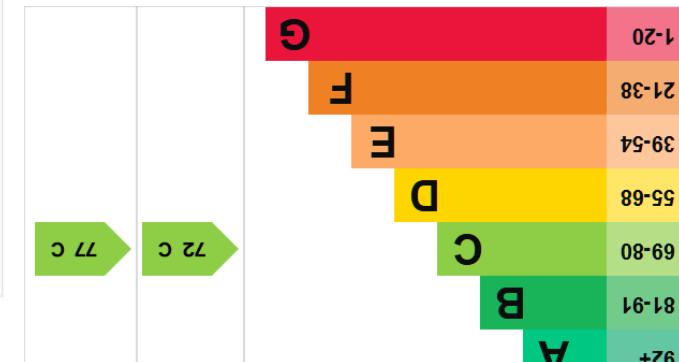


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



Please feel free to relay this to your Solicitor or Licensed Conveyancer.
Therefore we recommend that you regularly monitor our website or email us for updates.
Please note that the EPC must be presented within 21 days of initial marketing of the property.
If you require the full EPC certificate direct to your email address please contact the sales branch marketing



Four Oaks | 0121 323 3323

 **green**
& company



- Highly Sought After Quiet Cul De Sac Location
- Extended 4 Bedroom Detached Family Home
- Open Plan Kitchen/Dining/Family Room
- Double Garage
- Private Rear Garden



Carnoustie Close, Sutton Coldfield, B75 6UW

Offers In Region Of
£650,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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. The home has been thoughtfully extended by the current owners and now offers bright and spacious accommodation over both floors, approached via a driveway to the front the home is entered via a hallway with a guest WC, a formal lounge to the front, a beautiful open plan fitted kitchen and dining area leading in to an extended family/living room, on the first floor there are 4 bedrooms and a family bathroom and to complete the home there is a great sized private garden and a double garage. The home also offers further potential to extend subject to the necessary planning permissions.

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

In brief the accommodation comprises:

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

GUEST WC A white suite with a low level WC, wash hand basin with vanity storage, radiator and window to the side.

FORMAL LOUNGE 14' 11" x 12' 5" (4.55m x 3.78m) Having a window to the front, radiator and coving.

KITCHEN/DINING/LIVING ROOM 10' x 25' 3" (3.05m x 7.7m) plus 10' x 13' 8" (3.05m x 4.17m)

A beautiful multifunctional fitted kitchen, dining and living room, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing Granite work surfaces over, integrated double oven and gas hob, integrated dish washer and washing machine, integrated fridge freezer, sink and drainer unit, door to the side and window to the rear, full height radiator, breakfast bar opening in to the dining area with further full height radiator opening in to the family/sitting room with a vaulted ceiling and two Velux window lights over head, patio doors to the side, a window to the rear, full height radiator and Karndean flooring throughout.

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

BEDROOM ONE 12' x 12' 4" (3.66m x 3.76m) Having a window to the front and radiator.

BEDROOM TWO 12' 2" x 10' 3" (3.71m x 3.12m) Having a window to the rear and radiator.

BEDROOM THREE 9' 1" x 10' 6" (2.77m x 3.2m) Having a window to the front and radiator.

BEDROOM FOUR 10' 3" x 7' 10" (3.12m x 2.39m) Having a window to the rear and radiator.

FAMILY BATHROOM To include a white suite with a P shaped bath with shower over, wash hand basin, low level WC, heated towel rail and window to the rear.

GARAGE 16' x 17' 11" (4.88m x 5.46m) (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 large patio area for entertaining, a great sized lawned garden with mature trees and shrubs to the boundaries offering privacy and being ideal for the family buyer.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:

EE, Three - Variable in home, good outdoor
O2, Vodafone - Good outdoor only

Broadband coverage - Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.9Mbps.

Broadband Type = Superfast Highest available download speed 34 Mbps. Highest available upload speed 7Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

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.

*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 conveyancer.