

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



LEGAL READY

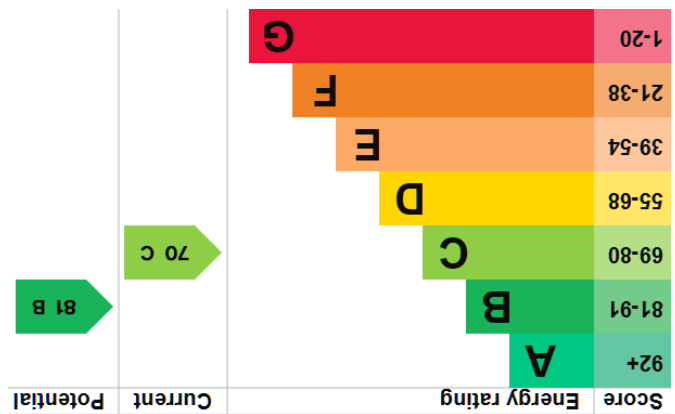
"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



- An Extended 4 Bedroom Executive Detached Family Home
- Quiet Cul De Sac Off Tamworth Road
- Beautifully Presented Throughout
- 2 Formal Reception Rooms

Knightswood Close, Four Oaks,
 Sutton Coldfield, B75 6EA

Offers In Region Of
 £650,000

Property Description

Occupying a highly sought after and quiet cul de sac off Tamworth Road 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 Sutton Coldfield all of which are on the doorstep. This superbly presented and thoughtfully extended four bedroom executive detached family home is approached via a driveway to the front and is entered via a hallway with access to a guest WC, a formal lounge and separate dining room, a fitted kitchen and utility room, a great multifunctional games/family room, on the first floor there are four bedrooms, the master has a refitted en suite shower room and a refitted family bathroom. To complete the home there is a good sized private rear garden ideal for the family buyer.

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:

ENTRANCE HALLWAY Having a staircase rising to the first floor with a useful understairs storage cupboard, radiator, and a door to the guest WC.

GUEST WC A white suite with a low level WC, wash hand basin and radiator.

LOUNGE 14' 11" plus bay x 11' 2" (4.55m x 3.4m) A spacious lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point, radiator and double doors to:

FORMAL DINING ROOM 10' 4" x 11' 2" (3.15m x 3.4m) Having a window to the rear, radiator, built in storage and display units and a door to the fitted kitchen.

FITTED KITCHEN 9' 9" x 17' 5" (2.97m x 5.31m) To include a comprehensive range of matching wall and base mounted units with complementing granite work surfaces over, built in double oven, a gas hob with extractor fan over, integrated microwave and fridge freezer, sink and drainer unit, a window to the rear, a sitting area with patio doors to the rear garden, tiled flooring, radiator and a door to the utility room.

UTILITY ROOM 9' 10" x 5' (3m x 1.52m) To include a further matching range of wall and base mounted units, sink and drainer unit, space and plumbing for white goods, a door to the rear and a door to the multifunctional family/games room.

FAMILY/GAMES ROOM 18' 6" max 15' 6" min x 16' 8" max 7' 8" min (5.64m max 4.72m min x 5.08m max 2.34m min) Offering a multitude of uses and currently used as a games and family room, ideal for entertaining with two windows to the front, two radiators and a further door leading to the hallway.

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

BEDROOM ONE 10' 11" x 14' 1" plus recess (3.33m x 4.29m) A great sized master bedroom with four sets of built in wardrobes with shelving and hanging space, a window to the front and a further arched window to the front and a door to the refitted en suite shower room.

REFITTED SHOWER ROOM Beautifully appointed to include a fully enclosed corner shower cubicle, wash hand basin with vanity storage beneath, further vanity storage, a window to the front, heated towel rail and low level WC.

BEDROOM TWO 12' 3" x 9' 11" (3.73m x 3.02m) Having a window to the rear, a range of fitted wardrobes with shelving and hanging space and radiator.

BEDROOM THREE 9' 5" x 7' 7" (2.87m x 2.31m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 3" x 7' 11" (2.82m x 2.41m) Having a window to the rear and radiator.

FAMILY BATHROOM To include a white suite with a panelled bath with a separate shower cubicle, wash hand basin, low level WC, a window to the side and heated towel rail.

OUTSIDE To the rear of the home there is lovely private garden with a re-laid patio for entertaining, mainly lawned and being ideal for the family buyer.

Council Tax Band E Birmingham City Council

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 Conveyor.

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

