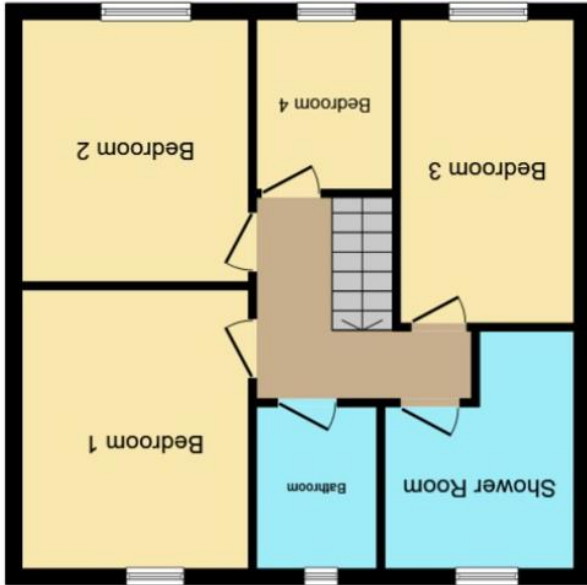


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

First Floor



Ground Floor



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



- A Stylish 4 Bedroom Executive Detached Family Home
- Beautifully Presented Throughout
- Hallway With Guest WC
- Stunning Open Plan Kitchen/Dining/Living Room
- 2 Further Reception Rooms

Bishops Way, Four Oaks, Sutton Coldfield, B74 4XU

Offers In Region Of
 £650,000

Property Description

Green and Company are delighted to offer to the market this superbly presented and thoughtfully extended 4 bedroom executive detached family home situated within a highly sought after area of Four Oaks. 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 expensively modernised and extended by the current owners and now includes an enclosed porch, a hallway with refitted guest WC, a formal lounge and separate sitting room/office, a stunning open plan kitchen living and dining room, on the first floor there are 4 great sized bedrooms, a family bathroom and separate shower room, to complete the home there is a good sized garden being 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 home comprises:

ENCLOSED PORCH Having under floor heating, an external electric car charging point and a door to:-

HALLWAY Having a staircase rising to the first floor with useful under stairs storage cupboard and solutions, spot lights, coving, radiator and doors to:-

GUEST WC To include a refitted white suite with a low level WC, wash hand basin with vanity storage beneath, heated towel rail and front facing window.

FORMAL LOUNGE 16' 9" max to bay x 11' 2" (5.11m x 3.4m) A spacious formal reception room with a deep walk in bay to the front aspect, coving and radiator.

HOME OFFICE/PLAYROOM 17' 7" x 7' 4" (5.36m x 2.24m) Offering a multitude of uses with a window to the front and radiator.

OPEN PLAN KITCHEN/DINING/LIVING ROOM 17' 4" x 25' 1" (5.28m x 7.65m) A stunning multifunctional open plan vastly extended fitted kitchen, living and dining area, the kitchen includes a stylish range of contrasting wall and base mounted units with complementing quartz work surfaces, two integrated single ovens, a gas hob with designer extractor fan over, integrated fridge freezer, integrated dish washer and washer dryer, space for a wine/beer fridge, large central island incorporating a breakfast bar, underfloor heating throughout, spacious living and dining area, bi-folding doors to the rear garden, a vaulted rear ceiling with four Velux windows, spotlights throughout and being ideal for entertaining.

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

BEDROOM ONE 10' 7" x 10' 8" (3.23m x 3.25m) A large bedroom with a window to the rear, full width fitted wardrobes with shelving, hanging and storage solutions and radiator.

BEDROOM TWO 10' 11" x 10' 3" (3.33m x 3.12m) Having a front facing window and radiator.

BEDROOM THREE 15' 5" x 7' 6" (4.7m x 2.29m) Having a window to the front and radiator.

BEDROOM FOUR 8' 3" x 6' 11" (2.51m x 2.11m) Having a window to the front and radiator.

FAMILY BATHROOM To include a matching white suite with a P shaped bath with shower over and screen, wash hand basin with vanity storage beneath, heated towel rail, fully tiled walls and flooring, a rear facing window.

SHOWER ROOM A further luxury shower room with a double width walk in shower cubicle, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and a window to the rear.

GARDEN Having a raised patio area for entertaining, mainly laid to lawn with fenced boundaries 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

