

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		61 D	
			82 B

Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Many Original Features Throughout
- Panelled Hallway With Guest WC
- 2 Formal Reception Rooms
- Beautiful Open Plan Kitchen/Living/Dining Room

Somerville Drive, Sutton Coldfield, B73 6JB

Offers In Region Of  
**£835,000**

## Property Description

**\*\*DRAFT SALES DETAILS AWAITING VENDOR APPROVAL\*\***

Green and Company are delighted to offer to the market this beautifully presented 4 bedroom traditional detached family home situated within a highly sought after private location within Sutton Coldfield. 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 town centre all of which are on the doorstep. Set within an exclusive elevated position off Somerville Road, this beautiful "Streater" built family home still retains many original features and offers spacious living accommodation throughout. Entered through a large panelled hallway there is a formal dining room to the front, a spacious lounge with a feature fireplace to the rear, an expensively refitted and extended contemporary open plan kitchen/dining and family to the rear, there is also a utility room and guest WC. On the first floor there is a galieried landing with office space leading to the 4 great bedrooms the master has a refitted shower room and a family bathroom

To complete the home there is a beautifully landscaped private garden which will have huge appeal to the family buyer.

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

In brief the accommodation comprises:

**Entrance Hallway** – A large and impressive panelled hallway with stained glass windows to the front aspect, a picture rail, beamed ceiling, an Oak staircase with useful storage cupboard, radiator and doors to:

**Formal Dining Room** – 19' 02" x 12' 0" (5.84m x 3.66m) A lovely room for entertaining with a deep walk in bay with decorative archway to the front aspect, a feature fireplace as the focal point, picture rail, beamed ceiling and radiator.

**Formal Lounge** – 15' 11" max into bay x 15' 06" (4.85m x 4.72m) Having a feature fire surround as the focal point, a deep walk in bay to the rear aspect and over looking the large private garden, a door to the patio area, plate rack, original coving and radiator.

**Open Plan Kitchen/Living/Dining Room** – 24' 00" x 14' 08" (7.32m x 4.47m) Expensively refitted and extended open plan multifunctional kitchen, living and dining area, the kitchen includes a stylish range of high gloss wall and base mounted units with complementing work surfaces over and splash backs with down lighting, NEFF appliances to include an induction hob with extractor fan over, integrated glide and slide oven and microwave oven with warming drawer beneath, integrated dishwasher, space and plumbing for an American style fridge freezer, breakfast bar with further storage beneath, sink and drainer unit, leading in to the dining/family room with a vaulted ceiling with 4 Velux windows over head, bi-folding doors to the rear and the side ideal for entertaining with direct access and views over the rear garden, ample space for a dining table and chairs for casual dining, tiled flooring throughout with under floor heating, spot lights and a door to the covered side passage/storage area with access to both the front and rear of the home.

**Utility Room** – 8' 07" x 8' 02" (2.62m x 2.49m) To include a further matching range of wall and base mounted units with complementing work surfaces and under cupboard lighting, space and plumbing for white goods, sink and drainer unit, wooden flooring, a side facing window and radiator.

**Guest WC** – Having a white suite with a low level WC, suspended wash hand basin with vanity storage beneath, half tiled walls, heated towel rail and side facing window.

From the hallway a staircase rises to the first floor galieried style landing with an office/library area, windows to the front aspect offering views over Sutton Park, a useful storage cupboard, radiator and doors to:

**Bedroom 1** – 13' 03" max to bay x 15' 05" max (4.04m x 4.7m) A lovely master bedroom with a deep walk in bay to the rear aspect, a range of fitted wardrobes with shelving and hanging space, radiator, spot lights, and concealed doors to the en suite shower room.

**En Suite Shower Room** – To include a matching white suite with a walk in shower cubicle, circular wash hand basin with vanity storage beneath, integrated WC, heated towel rail, fully tiled walls and flooring.

**Bedroom 2** – 19' 00" max to bay x 10' 02" to wardrobes (5.79m x 3.1m) A large bedroom with a deep bay to the front aspect, a range of fitted wardrobes with shelving and hanging space and radiator.

**Bedroom 3** – 12' 03" x 7' 11" (3.73m x 2.41m) Having a window to the rear and radiator.

**Bedroom 4** – 12' 08" x 7' 04" (3.86m x 2.24m) Having a window to the rear and radiator.

**Family Bathroom** – A matching white suite with a panelled bath and separate double width walk in shower cubicle, integrated vanity storage, low level WC, heated towel rail and side facing window.

To the rear of the home there is a lovely sized and private garden with a patio area for entertaining, mainly laid to lawn with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

**detached garage** There is a detached garage which remains unmeasured so buyers need to check the suitability for their own vehicle/usage. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice and data available for \*\*\* EE, Three, O2 & Vodafone.

Broadband coverage -  
Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.

Networks in your area - 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.

