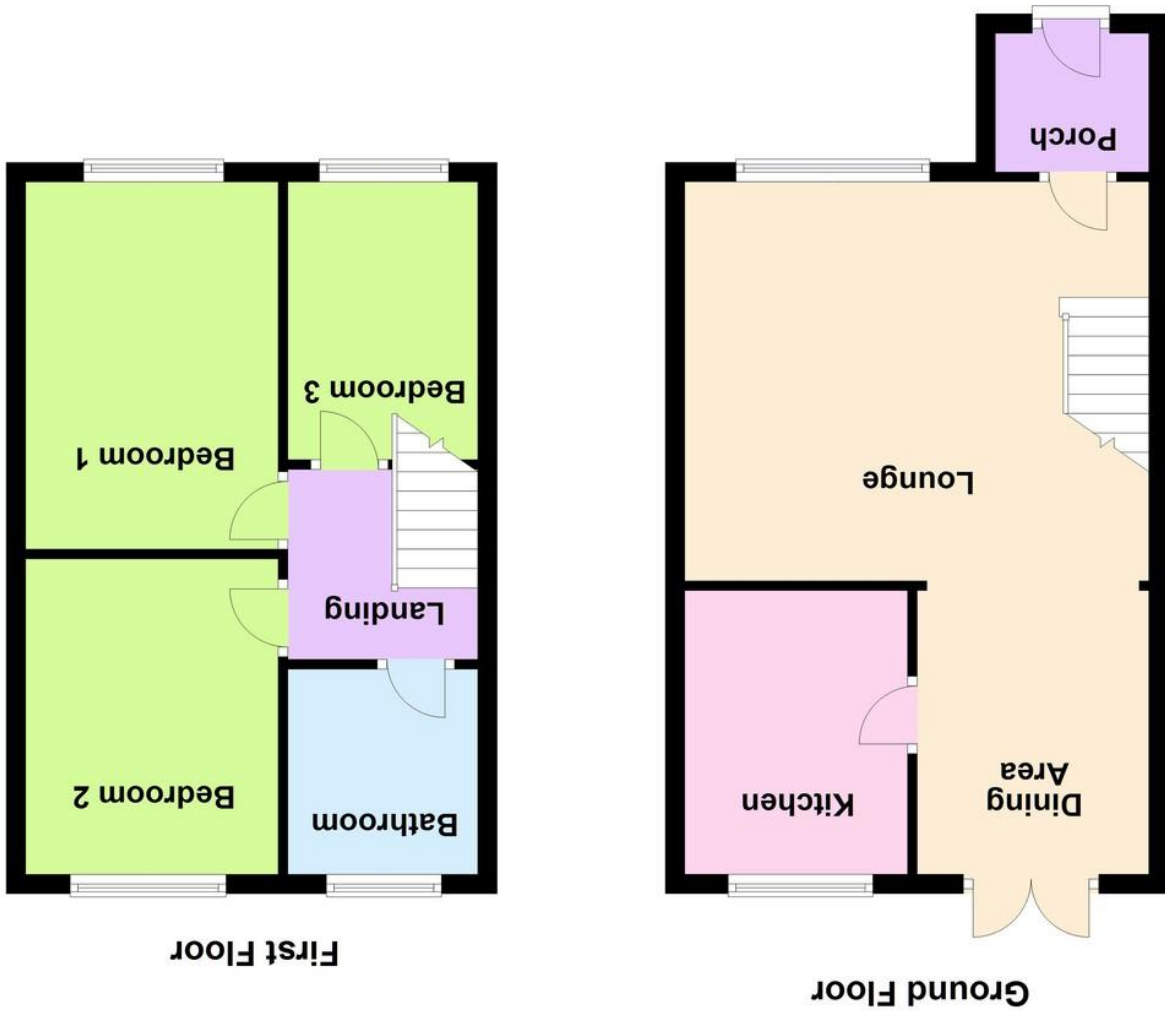


NOT TO SCALE. THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



LEGAL READY

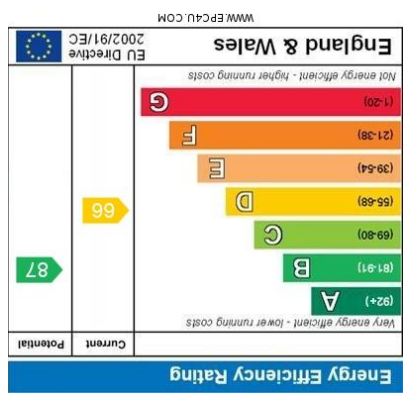
"How does this help me?"

The motivated vendor of this property has 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 Conveyer.



Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Excellent School Catchment Area
- NO UPWARD CHAIN
- Spacious Lounge Diner
- Fitted Kitchen

Hathaway Road, Four Oaks, Sutton Coldfield, B75 5HZ

Offers In Region Of
£270,000

Property Description

DRAFT SALES DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after quiet cul de sac location off Hill Village Road Four Oaks 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, Sutton Coldfield town centres and beyond. Entered via an enclosed porch internally there is a spacious lounge and dining area giving an open plan feel in to the fitted kitchen, on the first floor there are 3 bedrooms and a refitted family bathroom and to complete the home there is a rear garden and garage within a separate block.

This home is being sold with having no upward chain and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

FULLY ENCLOSED PORCH:

OPEN PLAN RECEPTION AREA/ATTRACTIVE LOUNGE 14' 07" max 13' 05" min x 13' 01" (4.44m x 3.99m) Pvc double glazed window to front, double radiator, fireplace surround with two side plinths and opening in to the dining area:

DINING AREA: 9' 06" x 7' 10" (2.9m x 2.39m) French doors to rear, radiator, built-in storage cupboards, wood laminate flooring and leading in to the kitchen.

KITCHEN: 10' 00" x 6' 06" (3.05m x 1.98m) Having a window to rear, one and a half bowl stainless steel sink unit with double base unit beneath, there is a further range of fitted units to both base and wall level including drawers, rolled edge work surfaces having tiled splash backs, fitted gas hob having oven below, recesses for washing machine and fridge/freezer, wood laminate flooring.

STAIRS TO LANDING:

BEDROOM ONE: 14' 06" x 8' 06" max 6' 04" min (4.42m x 2.59m) Having a window to front, radiator, double fitted wardrobe with storage cupboard over and drawers beneath, wood laminate flooring.

BEDROOM TWO: 9' 05" x 8' 06" (2.87m x 2.59m) A window to rear, radiator, wood laminate flooring.

BEDROOM THREE: 10' 02" max 8' 00" min x 6' 00" (3.1m x 1.83m) Having a window to front, radiator, built-in storage cupboard/wardrobe.

REFITTED BATHROOM: To now include a stylish white suite with a panelled bath with shower over, wash hand basin, low level WC and rear facing window.

OUTSIDE: Patio area to a lawned rear garden and having timber fencing and rear pedestrian right of way giving access to garden.

SINGLE CAR GARAGE: Located in a separate block to the rear having up and over door. (the garage remains unmeasured at this time.) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band C Birmingham City Council

Predicated 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 13 Mbps.

Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps.

Highest available upload speed 19 Mbps.

Networks in your area - Openreach

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.

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