

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



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Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D	60 D	
69-80	C		77 C
81-91	B		
92+	A		

Four Oaks | 0121 323 3323



- Fantastic Extended Family Home
- 2 Formal Reception Rooms
- Extended Kitchen
- Guest WC & Shower Room
- 3 Double Bedrooms
- Master With En Suite Shower Room

Trinity Road, Four Oaks,
 Sutton Coldfield, B75 6TG

Offers In Region Of
 £465,000

Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Occupying a highly sought after location within 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 and Sutton Coldfield town centres. The home has been cleverly extended and offers spacious living accommodation over three floors and now includes a hallway with guest WC and shower room, a formal lounge and separate dining room, a large fitted kitchen, on the first floor there are two great sized bedrooms and a family bathroom, on the top floor there is a large master bedroom with a refitted en suite shower room, to complete the home there is a tandem garage with a work shop/storage room beyond and a large private garden being ideal for the family buyer.

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

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY Having a staircase rising to the first floor, useful cloaks cupboard, radiator and doors to:

SHOWER ROOM To include a matching white suite with a fully enclosed shower cubicle, wash hand basin and low level WC.

FORMAL LOUNGE 18' x 15' 9" max 12' 6" min (5.49m x 4.8m max 3.81m min) A spacious formal lounge with a window to the front aspect, two windows to the side allowing natural light, radiator and double doors to the formal dining room.

FORMAL DINING ROOM 14' x 11' 6" (4.27m x 3.51m) A further spacious reception room with double doors leading out and providing views over the large rear garden, radiator and double doors leading to the fitted kitchen.

FITTED KITCHEN 19' 3" x 9' 9" (5.87m x 2.97m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs and lighting, integrated double oven and gas hob, integrated dish washer, sink and drainer unit, space for a fridge freezer, plumbing for white goods, a window and door to the rear.

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

BEDROOM TWO 18' x 10' 9" (5.49m x 3.28m) A large bedroom with windows to front, rear and side, radiator and ample space for freestanding/built in wardrobes.

BEDROOM THREE 12' 3" x 10' (3.73m x 3.05m) Having a window to the front and radiator.

FAMILY BATHROOM A white suite with a panelled bath with a shower screen and shower over, wash hand basin, rear facing a window, a further separate WC with corner wash hand basin.

From the landing a further staircase rises to the top floor leading to:

BEDROOM ONE 19' 10" x 8' 11" (6.05m x 2.72m) A large master bedroom with eaves storage, velux windows to the front and two further rear facing windows, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM Currently being refitted to include a walk in shower cubicle, wash hand basin with vanity storage beneath, low level WC, and heated towel rail.

TANDEM GARAGE 27' 6" x 8' 3" (8.38m x 2.51m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

STORAGE/OFFICE/WORKSHOP 8' x 6' 6" (2.44m x 1.98m)

OUTSIDE To the rear of the home there is a lovely large, mature garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the borders offering maximum privacy and being ideal for the family buyer.

Council Tax Band D Birmingham City Council

Predicated mobile phone coverage and broadband services at the property.

Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 14Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 62Mbps. Highest available upload speed 18Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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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