

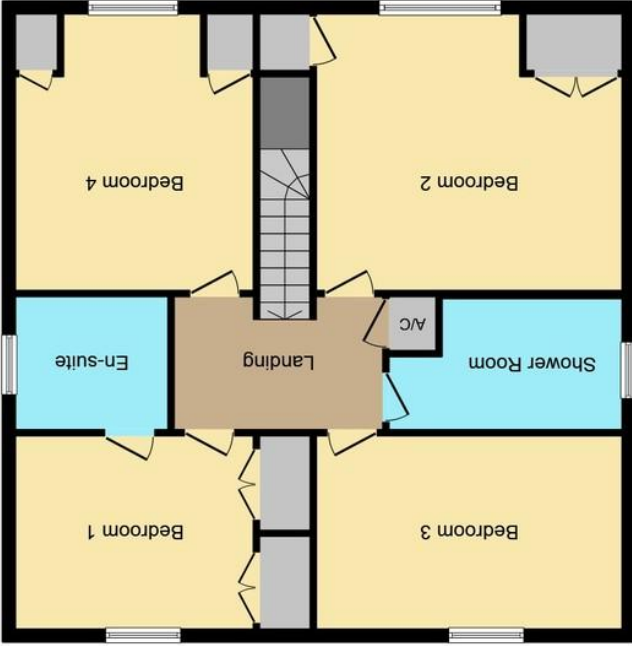
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

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

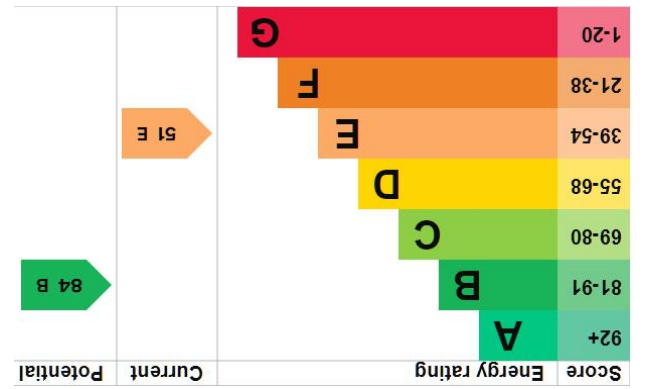
Ground Floor



First 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



- PRICED TO SELL
- NO UPWARD CHAIN
- Large Hallway With WC
- Spacious Lounge & Dining Room
- Fitted Kitchen
- 4 Double Bedrooms Master En Suite

Morningside, Sutton Coldfield, B73 6BL

Offers in the region of
£595,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Green and Company are delighted to offer to the market this superb four bedroom executive detached family home situated within a prestigious quiet cul de sac within the centre of 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 and the beautiful Sutton Park, all of which are on the doorstep. The cul de sac is made up of large detached family homes and is located just off the exclusive Tudor Hill and many homes have been vastly extended, this unique chance to purchase a great family home and must be viewed internally to appreciate the superb location along side the potential that this home could create for the discerning buyer. Internally the home is entered through a large hallway with guest WC, a beautiful formal lounge and separate dining room to the rear of the home, the kitchen and breakfast area are to the front of the property. On the first floor there are four large bedrooms with excellent storage facilities, A refitted en suite bathroom and a family shower room, a private rear garden and large garage complete the home.

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

ENTRANCE HALLWAY

GUEST WC

LOUNGE 14' 0" x 20' 5" (4.27m x 6.22m)

DINING ROOM 13' 09" x 11' 11" (4.19m x 3.63m)

KITCHEN/DINER 18' 05" x 8' 04" (5.61m x 2.54m)

BEDROOM ONE 14' 01" x 15' 02" (4.29m x 4.62m)

BEDROOM TWO 11' 04" x 15' (3.45m x 4.57m)

BEDROOM THREE 11' 03" x 15' 05" (3.43m x 4.7m)

ENSUITE

BEDROOM FOUR 13' x 14' (3.96m x 4.27m)

GARAGE 17' 09" max x 14' max (5.41m x 4.27m) (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

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.

