

**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. Unauthorised reproduction prohibited. © PropertyBOX



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



- Highly Sought After Town Centre Location
- 5 Bedroom 3 Storey Family Home
- 1 Bedroom Self Contained Annexe
- Master Bedroom En Suite
- Open Plan Dining Kitchen Diner

College Hill, Sutton Coldfield, B73 6HA

Offers In Region Of  
 £600,000





## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a fantastic town centre location and being a stones throw away from excellent shopping and leisure facilities, Sutton Coldfield train station, Sutton Park and superb road rail links for professionals looking to commute. This vastly and thoughtfully modernised family home really needs to be viewed internally to appreciate the wealth of accommodation on offer over 3 floors. The home is entered via a hallway with access to a guest WC, a formal lounge to the front, a large open plan kitchen, living, dining area to the rear, on the first floor there are 4 bedrooms, the master has an en suite shower room and a family bathroom. The superb basement conversion has a staircase from the main hallway and leads down in to a further open plan kitchen, living and dining, area, a large double bedroom, shower room and guest WC and access to the large private rear garden.

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

Also being sold with the benefit of having no upward chain in brief the accommodation comprises:

**ENTRANCE HALLWAY** Having a staircase leading to the first and basement levels, radiator, wood effect flooring and doors to:

**GUEST WC** A white suite with a low level WC, wash hand basin and a window to the side.

**FORMAL LOUNGE** 14' 8" x 11' 4" (4.47m x 3.45m) Having a deep walk in bay to the front, a feature fireplace as the focal point, wooden flooring and radiator.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 18' 4" max 11' 5" min x 17' 11" max 9' 11" min (5.59m x 5.46m) A multifunctional open plan fitted kitchen, living and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing wooden work surfaces over and under cupboard lighting, display cabinets with in set lighting, integrated double oven and hob with extractor fan over and glass splash back, integrated dishwasher, wine rack, plumbing and space for an American Style fridge freezer, under cupboard heater, full height picture window and breakfast bar, opening in to the dining and living area with bi folding doors to the rear raised patio, a further picture window to the side, two skirting board radiators and spot lights throughout.

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

**BEDROOM ONE** 10' 11" minus walkway x 9' 10" (3.33m x 2.77m) A lovely master bedroom with a vaulted ceiling, a full height picture window overlooking the rear garden, radiator and a door to the en suite shower room.

**EN SUITE SHOWER ROOM** Includes a matching white suite with a walk in shower cubicle, wash hand basin and low level WC.

**BEDROOM TWO** 10' 10" x 9' 4" (3.3m x 2.84m) Having a window to the rear and radiator.

**BEDROOM THREE** 15' 2" max to bay 9' 3" min x 10' 3" max (4.62m x 3.12m) Having a

deepwalk in bay to the front and radiator.

**BEDROOM FOUR** 7' 1" x 6' 2" (2.16m x 1.88m) Having a window to the front and radiator.

**FAMILY BATHROOM** To include a matching white suite with a panelled bath with Telephone tap attachment, suspended wash hand basin, low level WC, heated towel rail, fully tiled walls and a side facing window.

From the hallway a staircase leads down to:

**BASEMENT/APARTMENT HALL** A beautiful conversion which has tiled flooring and under floor heating throughout and doors leading to a guest WC, shower room, lounge/dining room and bedroom.

**GUEST WC** A white suite with a saniflow WC and wash hand basin.

**OPEN PLAN KITCHEN/DINING/LIVING ROOM** 17' 4" max 10' 2" min x 17' 3" max 9' 4" min (5.28m x 5.26m) A bright and spacious multi living accommodation with a living area with full height picture window to the rear, an open plan dining area with side facing patio doors and spot lights throughout.

**BEDROOM** 11' 8" x 9' 7" (3.56m x 2.92m) Having a raised window to the front elevation.

**SHOWER ROOM** A white suite with a double width walk in shower cubicle and wash hand basin with vanity storage beneath

**OUTSIDE** To the rear of the home there is a large private rear garden, there is a raised decked area with glass balustrading with storage beneath, the basement has its own private area with steps up to the garden which is mainly laid to lawn with fenced boundaries and being ideal for the family buyer.

Council Tax Band D - 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

\*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.