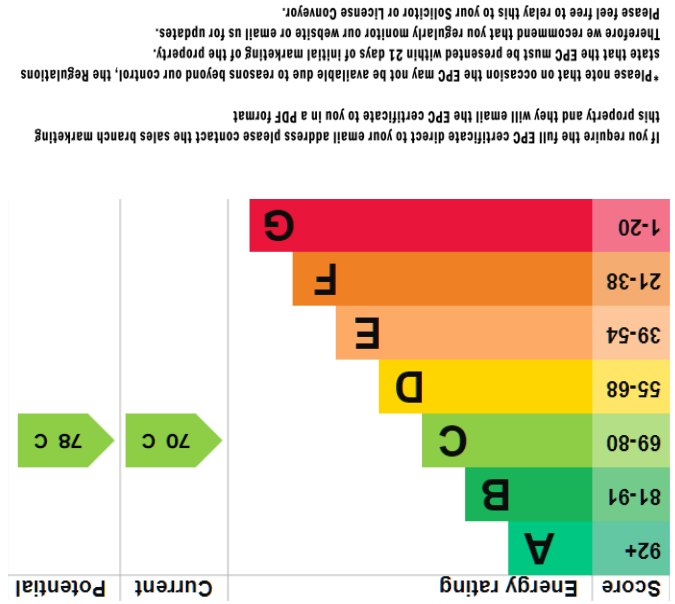


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Four Oaks | 0121 323 3323



- A Vastly Extended 4 Double Bedroom Family Home
- 2 Large Reception Rooms
- Open Plan Kitchen Diner
- Utility Room & Guest WC
- Master With Dressing Area & En Suite Bathroom

Grosvenor Close, Four Oaks, Sutton Coldfield, B75 6RS

Offers In Region Of £750,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

A vastly extended four double bedroom detached family home which is situated within a highly sought after area of Four Oaks. 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. Approached via a driveway to the front the home is entered via an enclosed porch leading to a hallway with WC, an extended formal lounge and separate extended dining room, an open plan kitchen diner and separate utility room, on the first floor there are four double bedrooms, the master has a dressing area and en suite bathroom, a further family bathroom and to complete the home there is a large garage and private rear garden.

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

In brief the home comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY Having a staircase to the first floor and doors to:

FORMAL LOUNGE 23' 7" x 15' 1" (7.19m x 4.6m) A feature fireplace as the focal point, coving, two radiators and a window to the front.

EXTENDED DINING ROOM 17' 9" x 13' (5.41m x 3.96m) Sliding patio doors to the rear and radiator.

OPEN PLAN KITCHEN DINER 17' 8" x 17' 6" (5.38m x 5.33m) A large open plan kitchen and dining area, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs, sink and drainer unit, a large open plan living/dining area and a door to the utility room.

UTILITY ROOM 13' 3" x 7' 10" (4.04m x 2.39m) To include a further range of wall and base mounted units with work surfaces over, plumbing and space for white goods, a window and door to side.

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

BEDROOM ONE 8' 4" x 16' 7" (2.54m x 5.05m) plus dressing area 9' 8" x 5' 11" (2.95m x 1.8m) A large master bedroom with a dressing area and a door to an en suite bathroom.

BEDROOM TWO 10' 4" x 13' 1" (3.15m x 3.99m) Having a window to the

rear and radiator.

BEDROOM THREE 12' 3" x 8' 6" (3.73m x 2.59m) Having a window to the front and radiator.

BEDROOM FOUR 10' 6" x 15' 1" (3.2m x 4.6m) Having a window to the front and radiator.

FAMILY BATHROOM A white suite with a panelled bath and separate shower cubicle, wash hand basin and low level WC and heated towel rail.

From the kitchen there is an inner lobby with a door to:

GARAGE 23' 6" x 13' 6" (7.16m x 4.11m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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

Council Tax Band F 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.



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