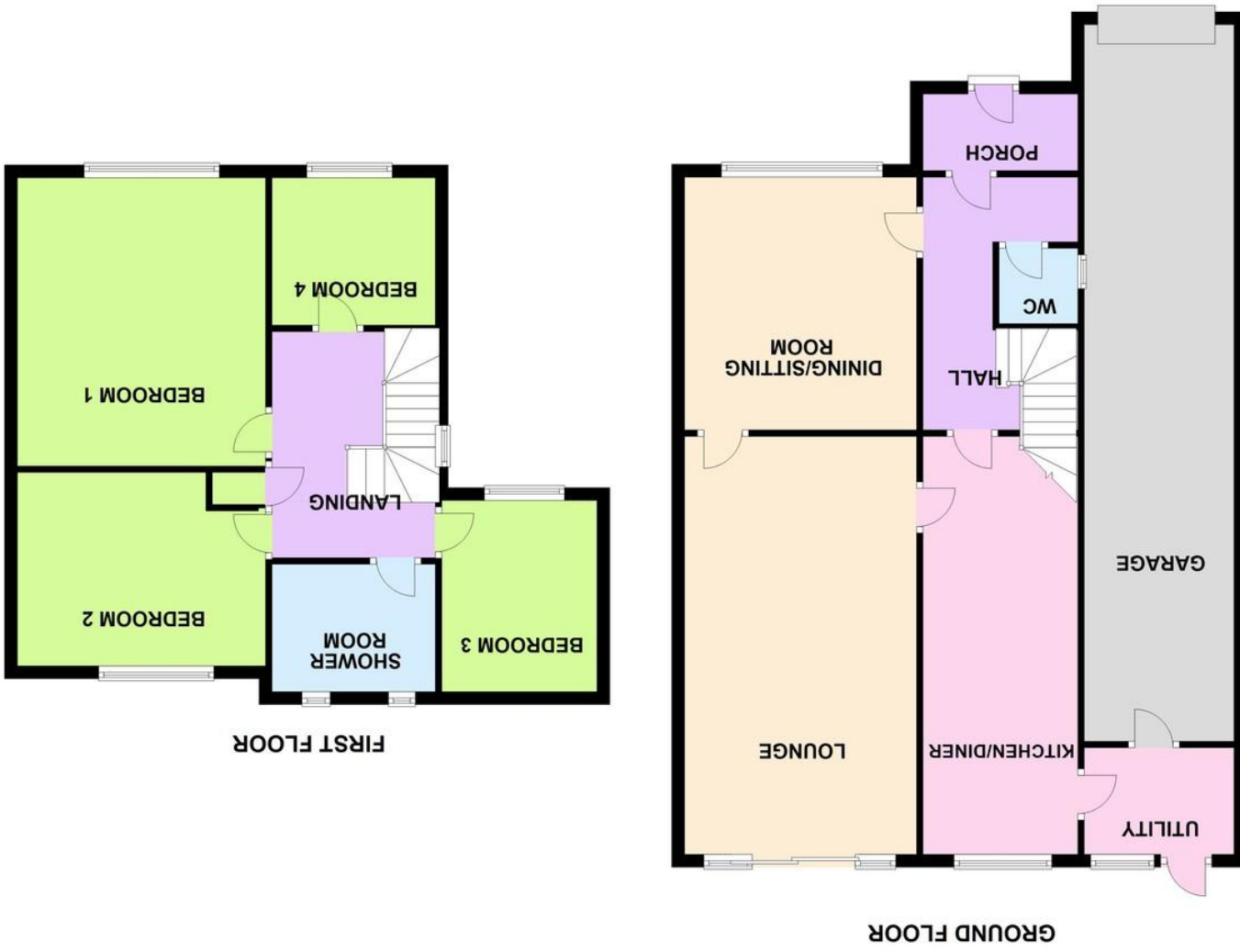
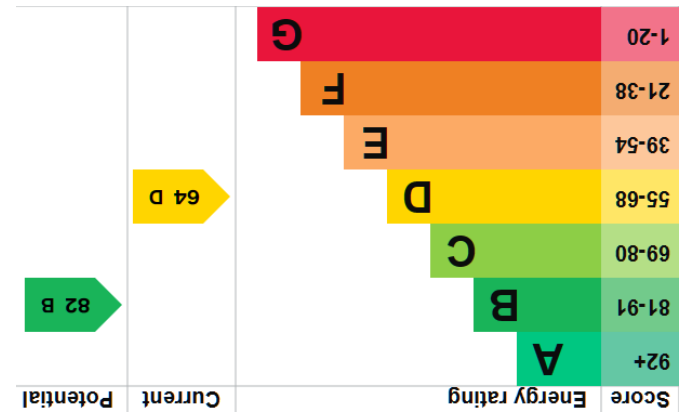


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- Extended 4 Bedroom Detached Family Home
- Hallway With Guest WC
- Spacious Lounge & Dining Room
- Extended Kitchen Diner

Moor Meadow Road, Sutton Coldfield, B75 6BU

£515,000



Property Description

Occupying a highly sought after area of Sutton Coldfield 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. A approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with a guest WC, a formal dining room to the front, an extended lounge to the rear, a lovely kitchen diner and utility area. On the first floor there are four bedrooms and a shower room and to complete the home there is a large garage and a private rear garden.

The home is being sold with no upward chain.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY Having a returning staircase to the first floor, radiator, coving and doors to:

GUEST WC A white suite with a low level WC, wash hand basin, radiator and side facing window.

DINING ROOM 12' 10" x 11' (3.91m x 3.35m) Having a window to the front aspect, radiator, coving and a door in to the formal lounge.

FORMAL LOUNGE 17' 4" x 10' 11" (5.28m x 3.33m) A large formal lounge with sliding patio doors to the rear and overlooking the private garden, a raised fireplace as the focal point, radiator and coving.

EXTENDED KITCHEN DINER 18' 2" x 7' 11" (5.54m x 2.41m) To include a stylish and contemporary range of cream fronted wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and gas hob with extractor fan over, space for a dishwasher and fridge freezer, sink and drainer unit, ample space for a dining table and chairs for casual dining, radiator, rear facing window and a door to the utility room.

UTILITY ROOM 5' 5" x 9' (1.65m x 2.74m) Providing plumbing and space for white goods, a sink and drainer unit, a window and door to the rear and a door to the garage.

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

BEDROOM ONE 13' 6" x 11' max (4.11m x 3.35m) A lovely master bedroom with a range of fitted wardrobes with shelving, hanging and storage space, a window to the front and radiator.

BEDROOM TWO 8' 2" to wardrobes x 11' (2.49m x 3.35m) Having built in wardrobes a window to the rear and radiator.



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

BEDROOM FOUR 6' 10" x 8' 6" (2.08m x 2.59m) Having a window to the front and radiator.

SHOWER ROOM A white suite with a fully enclosed corner shower cubicle, wash hand basin, low level WC, radiator and two windows to the rear.

GARAGE 32' 2" x 7' 11" (9.8m x 2.41m) With electric up and over door to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

GARDEN To the rear of the home there is a lovely private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering privacy and ideal for the family buyer.

Council Tax Band E 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.

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