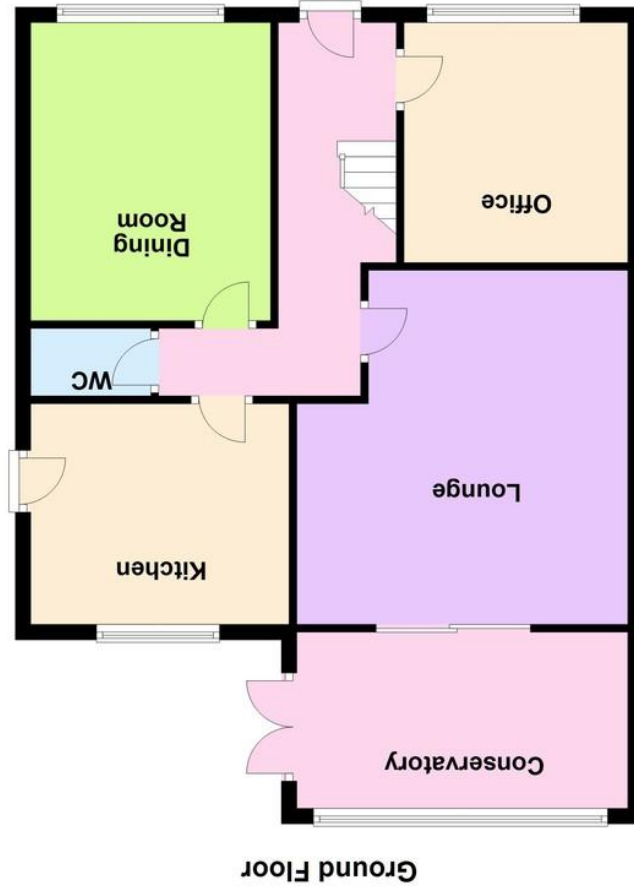
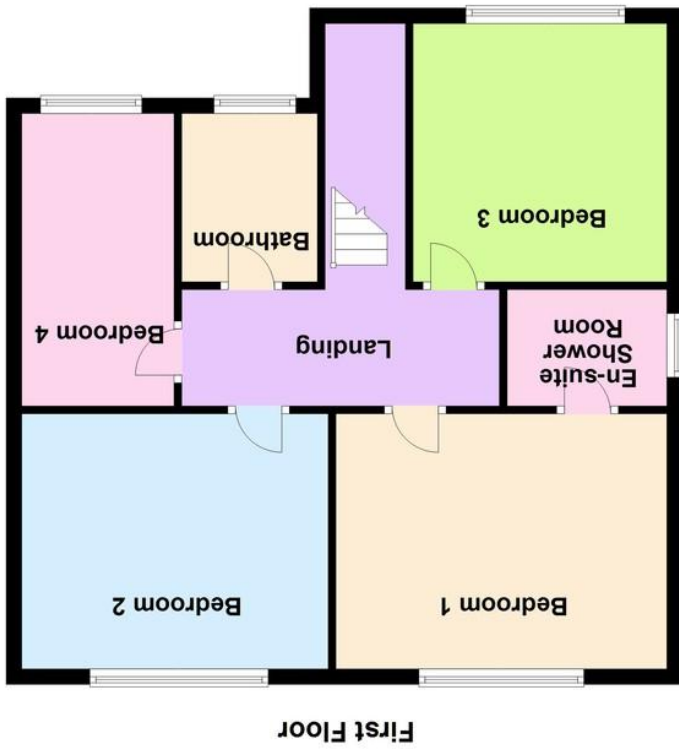
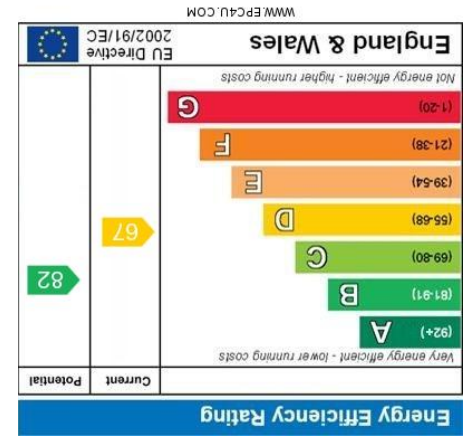


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Quiet Cul De Sac Location
- Excellent School Catchment Area
- Driveway & Detached Double Garage
- Formal Lounge \* Separate Dining Room \*
- Conservatory
- Home Office/Play Room

Petershouse Drive, Sutton Coldfield, B74 4XN

Offers over £550,000



## Property Description

Occupying a prime position with a quiet cul de sac in Four Oaks an 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 both Mere Green & Sutton Coldfield town centres. Having a large driveway and double garage to the front the home is entered via a hallway with guest WC, a formal lounge and conservatory, separate dining room, home office/snug and fitted kitchen, on the first floor there are 4 bedrooms the master has an en suite and a family bathroom and to complete the home there is a lovely private rear garden.

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

In brief the accommodation comprises:

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

**GUEST CLOAKROOM** Having a white suite with low level WC, wash hand basin, tiled flooring and a window to the side.

**FORMAL LOUNGE** 15' 00" x 14' 00" (4.57m x 4.27m) A great sized formal living room with tiled flooring, coving, radiator and sliding patio doors to the conservatory.

**CONSERVATORY** 16' 00" x 7' 00" (4.88m x 2.13m) Enjoying views over the private rear garden tiled flooring, wall mounted heater and side doors leading out to the patio.

**FITTED KITCHEN** 10' 10" x 8' 10" (3.3m x 2.69m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing Granite work surfaces over, under cupboard lighting, integrated oven and microwave oven, electric hob with extractor fan over, Belfast sink, space for an American style fridge freezer, tiled flooring and a door to the side.

**DINING ROOM** 10' 11" x 8' 10" (3.33m x 2.69m) Having a window to the front and radiator.

**HOME OFFICE** 9' 11" x 8' 00" (3.02m x 2.44m) Offering a multitude of uses and making an ideal home office with tiled flooring, a window to the front and radiator.

From the hallway a staircase rises to the first floor landing with doors to:  
**BEDROOM ONE** 10' 00" x 8' 05" (3.05m x 2.57m) Having a range of fitted furniture, a rear facing window and a door to the en suite.



**EN SUITE SHOWER ROOM** A white suite with a corner shower cubicle, low level WC, wash hand basin, fully tiled walls and floors.

**BEDROOM TWO** 10' 00" x 7' 10" (3.05m x 2.39m) Having a window to the rear and radiator.

**BEDROOM THREE** 10' 07" x 8' 03" (3.23m x 2.51m) Having a window to the front and radiator.

**BEDROOM FOUR** 11' 02" x 7' 01" (3.4m x 2.16m) Having a window to the front and radiator.

**FAMILY BATHROOM** A matching white suite with a panelled bath, wash hand basin, low level WC, fully tiled walls and flooring.

**DOUBLE GARAGE** The garage remains unmeasured at this time so buyers need to check the suitability for their own vehicle/usage and has 2 electrically operated doors to the front.

To the rear of the home there is a lovely private garden with a patio area for entertaining and surrounded by mature trees, shrubs and flowering borders offering a picturesque setting.

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. 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

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