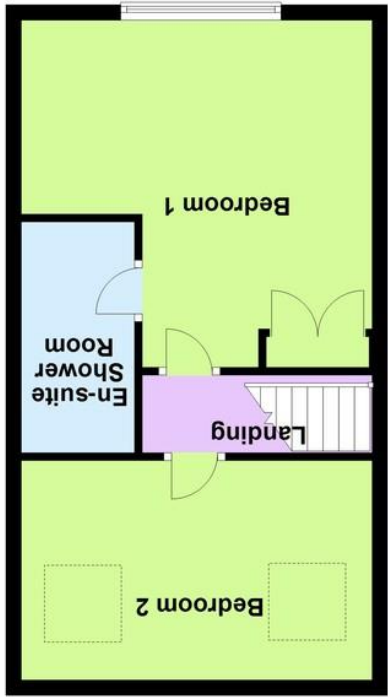
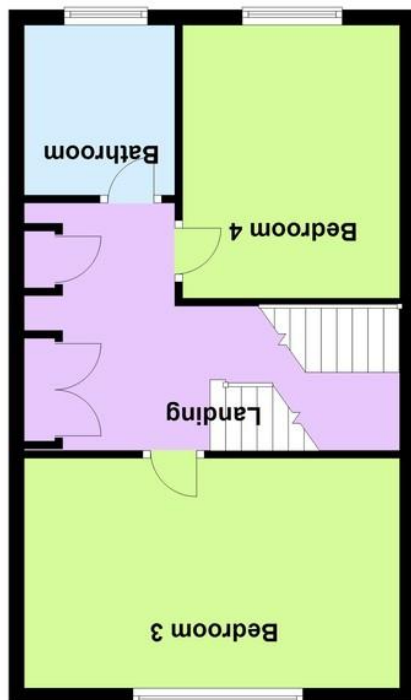


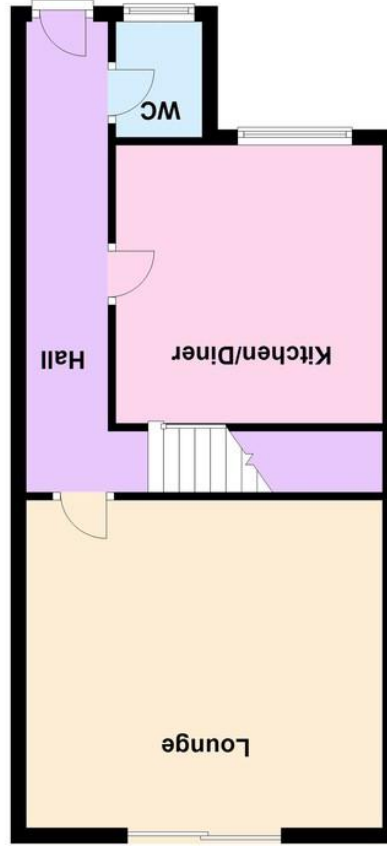
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

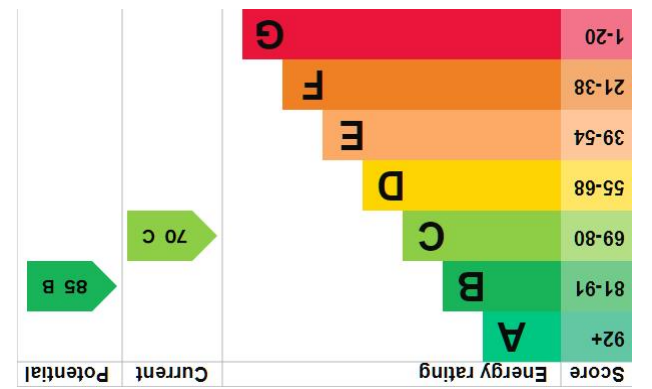


First Floor



Ground 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



- 4 Bedroom 3 Storey Semi Detached Home
- Hallway With Guest WC
- Kitchen Diner
- 2 First Floor Bedrooms
- Family Bathroom
- 2 Top Floor Bedrooms



Scarecrow Lane, Sutton Coldfield, B75 5TU

Offers Over £400,000



Property Description

Occupying a highly sought after quiet location on the ever popular Harvest Fields development 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 and Sutton Coldfield town centres. Approached via a driveway to the front the home is entered via a hallway with a guest WC, a lovely rear lounge overlooking the garden, a kitchen diner, on the first floor there are two double bedrooms and a family bathroom, on the second floor there are a further two double bedrooms the master having an en suite shower room, to complete the home there is a garage and lovely private garden.

The home is immaculately presented throughout and early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, wood effect flooring, radiator and doors to:

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

FORMAL LOUNGE 12' 6" x 12' 1" (3.81m x 3.68m) A lovely lounge with a raised feature fireplace as the focal point, coving, radiator and patio doors with views and access to the private rear garden.

FITTED KITCHEN 10' 9" x 9' 3" (3.28m x 2.82m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor over, space and plumbing for white goods, sink and drainer unit, front facing window, space for a table and chairs for casual dining and radiator.

From the hallway a staircase rises to the first floor landing with two storage cupboards and doors to:

BEDROOM THREE 12' 6" x 9' 6" (3.81m x 2.9m) Having a front facing window and radiator.

BEDROOM FOUR 7' x 6' (2.13m x 1.83m) Having a window to the front and radiator.

FAMILY BATHROOM Includes a matching suite with panelled bath and shower over, low level WC, wash hand basin and radiator.

From the landing a further staircase rises to the second floor with a radiator and doors to:

BEDROOM ONE 12' 6" max x 8' 8" (3.81m x 2.64m) A lovely master bedroom with a front facing window, built in wardrobe, radiator and a door to the en suite shower room

EN SUITE SHOWER ROOM To include a white suite with a fully enclosed shower cubicle, wash hand basin and low level WC.

BEDROOM TWO 12' 6" x 9' 7" (3.81m x 2.92m) Having loft access, two rear facing Velux windows and radiator.

GARAGE 18' 6" x 7' 8" (5.64m x 2.34m) (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 a lovely garden ideal for entertaining with direct access to the garage.

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