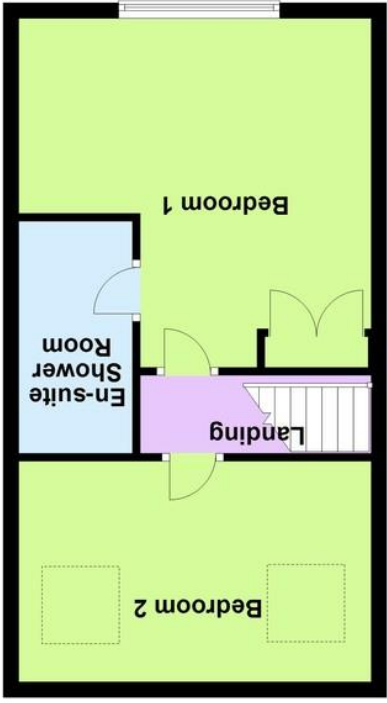
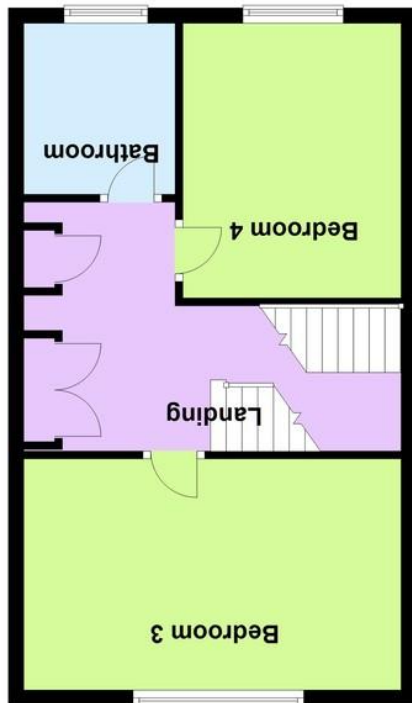


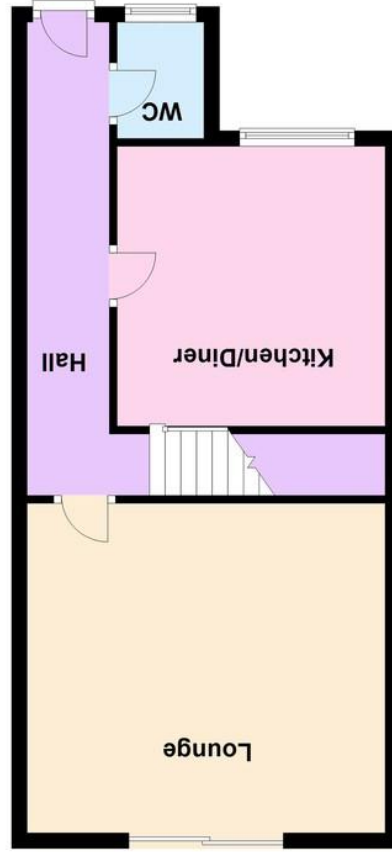
NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



Second Floor

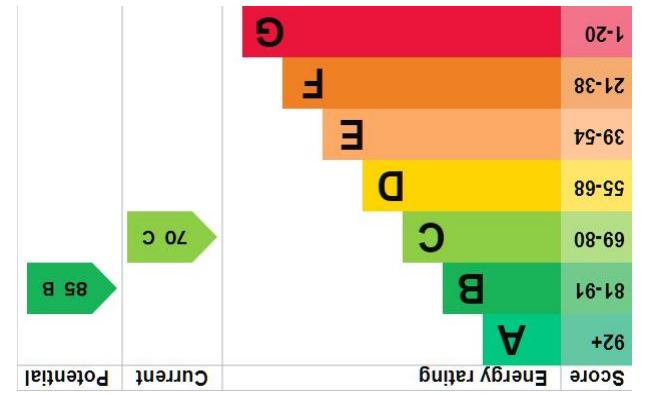


First Floor



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

£385,000



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

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, Three, O2,

Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 70 Mbps. Highest available upload speed 18Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220Mbps.
Networks in your area - Openreach

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

BUYERS COMPLIANCE ADMINISTRATION FEE: in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

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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