

Property Description

Green and Company are delighted to offer to the market this handsome and superbly presented four bedroom double fronted executive detached family home situated within a highly sought after area of Sutton Coldfield. 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 Sutton Coldfield Town Centre. Approached via a large driveway for a number of vehicles and having access to the double garage the home is entered via a lovely hallway with guest WC, double oak framed doors lead in to the large formal lounge, a separate dining room to the front, a beautiful refitted kitchen diner has a door to the separate utility room. From the hallway a staircase rises to the galleried style landing which in turn gives access to four good sized bedrooms, the master has an en suite shower room and the family bathroom. To complete the home there is a large private west facing garden with elevated views over Sutton Coldfield and will have huge appeal to the family buyer.

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

The accommodation comprises:

ENTRANCE HALLWAY A large entrance hallway (with a staircase rising to the first floor), radiator, Oak flooring and a door to:

GUEST WC To include a white suite with a low level WC, wash hand basin with vanity storage beneath, radiator and a window to the front.

Double oak framed doors lead to:

FORMAL LOUNGE 19' 5" plus bay x 11' 6" (5.92m x 3.51m) A lovely sized formal lounge with a deep walk in bay to the front, a classical stone fireplace with gas fire as the focal point, 2 radiators, Oak flooring, coving and a door giving direct access and views over the rear garden.

DINING ROOM 9' 6" plus bay x 11' 6" (2.9m x 3.51m) A room offering a multitude of uses with a further walk in bay to the front, coving and radiator.

KITCHEN/DINER 9' 10" x 12' 10" (3m x 3.91m) Refitted to include a contemporary range of matching high gloss wall and base mounted units with complementing work surfaces over, integrated NEFF appliances include underfloor electric heating, double oven and gas hob with extractor fan over, integrated dishwasher, sink and drainer unit, 2 windows to the rear, designer full height radiator, ample space for a dining table and chairs for casual dining, spotlights and a door to:

UTILITY ROOM 5' 10" x 9' 6" (1.78m x 2.9m) To include a further matching range of high gloss wall and base mounted units with complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, radiator, a window to the rear and a door to the side accessing the garden.

From the hallway a staircase rises to the first floor galleried landing with a window allowing natural light and having doors to:

BEDROOM ONE 10' 1" x 11' 7" (3.07m x 3.53m) A good sized master bedroom with a range of full length built in white gloss wardrobes with shelving and hanging space, a window to the front, radiator and a door to the En Suite shower room.

EN-SUITE SHOWER ROOM Being luxuriously reappointed with a white suite comprising granite wash hand basin set on pedestal with chrome waterfall mixer tap, low flush WC, double enclosed shower cubicle with mains fed shower over and shower attachment, full complementary tiling to walls, chrome ladder heated towel rail, extractor, down lighting and opaque double glazed window to front elevation.

BEDROOM TWO 10' 1" x 11' 10" (3.07m x 3.61m) A further double bedroom with a window to the rear and radiator.

BEDROOM THREE 7' 3" x 13' 4" (2.21m x 4.06m) Having a window to the rear and radiator.

BEDROOM FOUR 9' 1" x 7' 2" (2.77m x 2.18m) Having a window to the front and radiator.

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

To the rear of the home there is a lovely full width private west facing garden with a patio area for entertaining, mainly laid to lawn with steps down to a further lawned garden which has fenced boundaries and has panoramic views over Sutton Coldfield.

DOUBLE GARAGE 18' 11" x 16' 9" (5.77m x 5.11m) With double up and over door to front, light, power, roof storage and pedestrian access door to rear garden.
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for Three, O2 and Vodafone, limited for EE and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

Networks in your area - Openreach, Virgin Media

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 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.