

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.

Walmley | 0121 313 1991



- WELL PRESENTED DETACHED FAMILY HOME
- ATTRACTIVE FAMILY LOUNGE
- OPEN PLAN KITCHEN DINER
- SUPERB CONSERVATORY
- FOUR BEDROOMS
- EN-SUITE & FAMILY BATHROOM

19 Saracen Drive, Sutton Coldfield, B75 7HF

£520,000



Property Description

***** DRAFT DETAILS - A WAITING VENDORS APPROVAL *** SOUGHT AFTER RESIDENTIAL LOCATION** - This well presented four bedroom detached family home which was built by Bryant Homes in 2000 to the Victoria design and specification briefly comprises entrance porch, welcoming reception hallway, attractive family lounge, guest cloakroom, open plan kitchen / diner, superb conservatory, utility room, landing, four good sized bedrooms, master en-suite, family bathroom, neat lawned fore garden and driveway providing off road parking to the front with access to the double garage (one part converted to a room currently used as a home office / study), and to the rear there is a good sized well maintained landscaped rear garden. Internal viewing of this property is highly recommended and in more detail the accommodation comprises:

OUTSIDE To the front the property is set back behind a double width driveway giving access to the double garage, neat lawned fore garden with hedgerow, shrubs and trees and gated access to rear.

PORCH Being approached via double glazed reception door with matching side screen.

WELCOMING RECEPTION HALLWAY A approached via leaded stained glass reception door with polished tiled floor, spindle turning staircase off to first floor accommodation with useful under stairs storage cupboard, radiator, doors off to lounge and open plan kitchen diner and further door to guest cloakroom.

GUEST CLOAKROOM Having a white suite comprising wash hand basin with mixer tap and tiled splash back surrounds, low flush WC, tiled floor, radiator and opaque double glazed window to front.

FAMILY LOUNGE 16' 5" into bay x 11' 6" (5m x 3.51m) The focal point of the room is a feature fire place with surround and hearth, fitted with living flame gas fire, wood flooring, radiator, double glazed window to side, wall light point and walk-in double glazed bay window to front.

OPEN PLAN KITCHEN DINER 19' 3" max x 10' 8" max and 9' 6" max (5.87m x 3.25m and 2.89m) Having a comprehensive matching range of high gloss wall and base units with worktop surfaces over incorporating inset one and a half bowl sink unit with hose style retractable mixer tap, fitted halogen hob with extractor hood over, built-in double oven beneath, integrated dishwasher, space for fridge freezer, down lighting, coving to ceiling, double glazed window to rear and polished tiled floor leading through to dining area.

DINING AREA Having fitted breakfast bar, space for dining table and chairs, radiator, door through to utility room and glazed double doors through to conservatory.

UTILITY 8' 1" x 4' 6" (2.46m x 1.37m) Having base units with worktop surfaces over incorporating inset sink unit with space and plumbing for washing machine beneath, gas central heating boiler, polished tiled floor, radiator, double glazed door giving access to rear garden and pedestrian access door through to garage.



CONSERVATORY 17' x 12' 8" (5.18m x 3.86m) Having polished tiled floor, double glazed windows to side and rear elevations and double glazed French doors giving access to rear garden.

LANDING Being approached via spindle turning staircase passing feature double glazed arch window to side with access to loft and doors off to bedrooms and bathroom.

MASTER BEDROOM 14' 5" max x 11' 7" max (4.39m x 3.53m) Having a range of built-in double wardrobes, radiator, two double glazed windows to front and door leading through to en-suite shower room.

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

BEDROOM TWO 10' 11" max and 8' 11" min x 9' 9" (3.33m and 2.71m x 2.97m) Having built-in double wardrobe, radiator and double glazed window to rear.

BEDROOM THREE 9' 1" max x 8' 7" (2.77m x 2.62m) Having built-in double wardrobe, radiator and double glazed window to rear elevation.

BEDROOM FOUR 10' 11" max and 8' 5" min x 7' 7" (3.33m and 2.56m x 2.31m) Having double glazed window to front and radiator.

FAMILY BATHROOM Being reappointed with a white suite comprising P-shaped panelled bath with fixed rain water shower over and shower attachment, pedestal wash hand basin with chrome waterfall mixer tap and low flush WC, full complementary tiling to walls and floor, radiator / heated towel rail, down lighting, extractor and opaque double glazed window to rear elevation.

DOUBLE GARAGE Garage One 15' 8" x 8' 10" (4.78m x 2.69m) With up and over door to front, light and power and pedestrian access door to utility room. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Garage Two 13' 2" x 8' (4.01m x 2.44m) Being part converted into a multi functional home office / storage room, with double glazed window to rear and opaque double glazed door giving access to rear garden.

Storage Area 8' 4" x 4' 9" (2.54m x 1.45m) With up and over door to front.

OUTSIDE To the rear there is a good sized landscaped rear garden with full width paved patio, neat lawn, fencing to perimeter, a variety of shrubs and trees and pathway with gated access to front.

Council Tax Band F - 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.

