

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



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 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		81 B	51 E

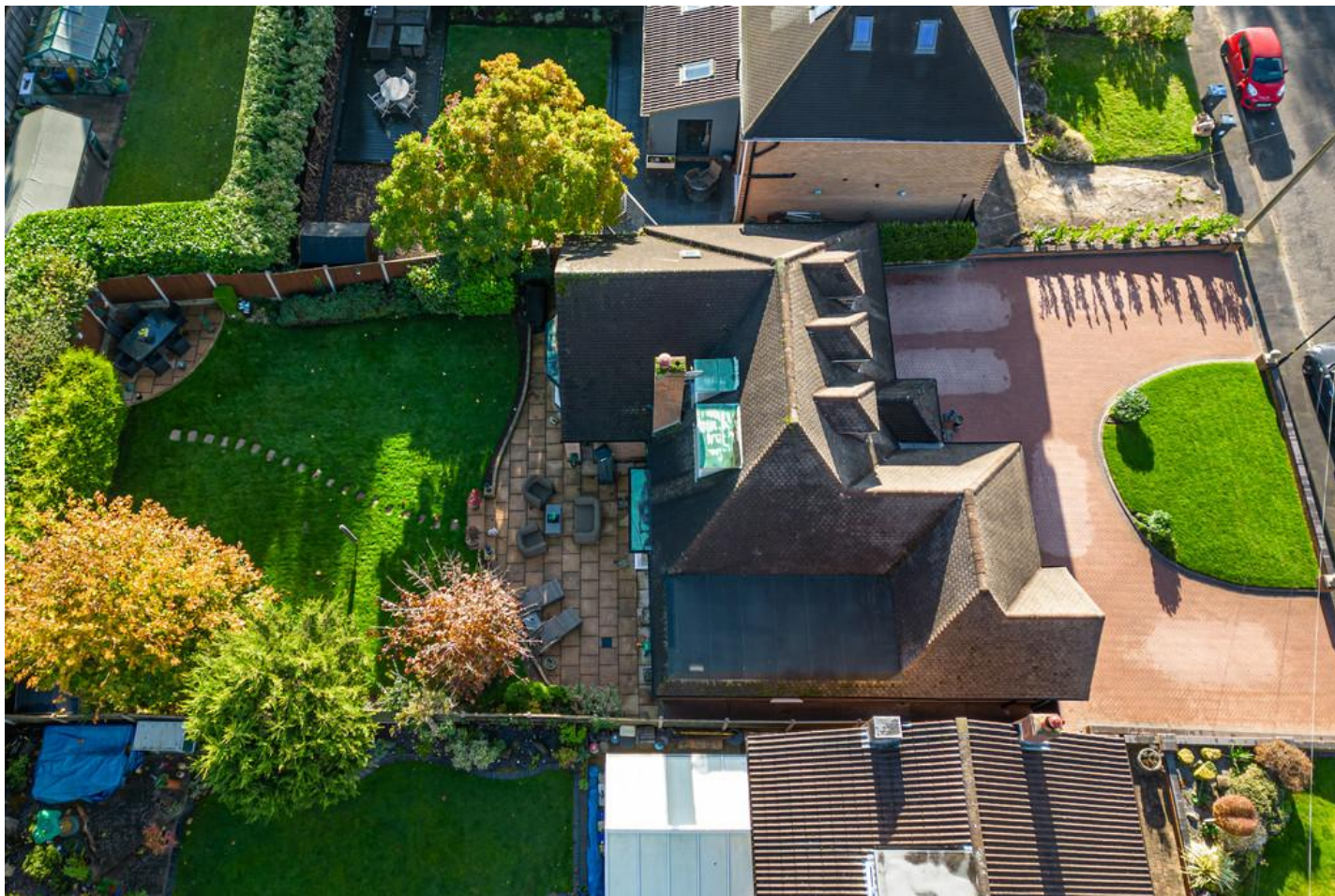
Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Expensively Refurbished & Extended
- 2 Formal Reception Rooms
- Kitchen Diner
- Home Office

Wall Drive, Four Oaks, Sutton Coldfield, B74 4DF

£765,000



Property Description

Occupying a highly sought after quiet cul de sac location this four bedroom extended detached family home offers spacious and versatile living accommodation and has been extensively renovated throughout. 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 large in and out driveway to the front the home is entered through an enclosed porch leading to a hallway, a formal lounge to the front leads to a large dining room, an expensively fitted kitchen diner, a comms room and home office, a ground floor master suite with concealed dressing room and luxury en suite shower room, on the first floor there are three further bedrooms and family shower room, to complete the home there is a beautiful private rear garden and garage.

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

In brief the accommodation comprises:

ENCLOSED PORCH

ENTRANCE HALLWAY A great sized hallway with tiled flooring throughout, an Oak staircase rising to the first floor, radiator, decorative coving and doors to:

FORMAL LOUNGE 14' 3" min 15' 7" @ min x 19' (4.34m min 4.75m max x 5.79m) A lovely sized formal living room with a raised feature fireplace as the focal point, decorative cornice and two ceiling roses, integrated speaker system, two front facing windows, two radiators and double oak doors leading in to the formal dining room.

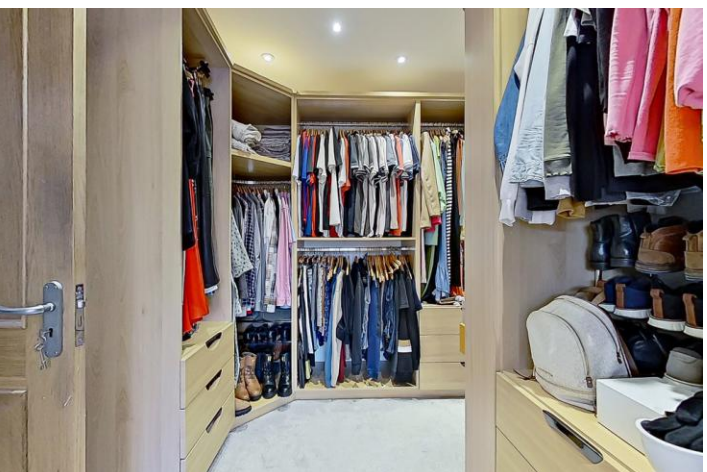
DINING ROOM 20' 4" x 13' 11" (6.2m x 4.24m) A large room for entertaining, the current owners have also used this as a formal lounge with an Inglenook style fire place as the focal point, patio bay windows to the rear offering views and direct access over the private rear garden, cornice, integrated speaker system, radiator and doors to the comms room and kitchen diner.

HOME OFFICE 9' 8" x 5' 3" (2.95m x 1.6m) Entered via the comms room which is also used as a cloak room, the office has a window to the rear, spotlights and radiator.

KITCHEN DINER 10' 1" x 25' 7" (3.07m x 7.8m) Expensively refitted to include a stylish and comprehensive range of white high gloss wall and base mounted units with complementing granite work surfaces over, integrated double oven, pyrolytic oven and microwave oven, 5 ring gas hob with extractor fan over, integrated fridge freezer and dishwasher, wine cooler, sink and drainer unit, integrated speaker system, spotlights, 2 rear facing windows, patio doors to the rear garden and a door to the utility room.

UTILITY ROOM 5' 5" x 4' 11" (1.65m x 1.5m) Having space and plumbing for white goods, a door to the side and a door to the guest WC.

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



MASTER BEDROOM 13' 1" x 11' 11" (3.99m x 3.63m) A great sized master bedroom with a window to the front aspect, coving, radiator and sliding wardrobe doors leading to a concealed walk in wardrobe with automatic lighting, shelving, hanging and storage space, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A luxury suite with fully tiled walls and flooring, a double width walk in shower with glass partition, suspended wash hand basin, low level WC, heated towel rail and side facing window.

From the hallway an oak staircase rises to the first floor landing with a rear facing window and doors to:

BEDROOM TWO 7' 9" x 14' (2.36m x 4.27m) Having fitted wardrobes and dressing table, 2 front facing windows and radiator.

BEDROOM THREE 9' min 14' 9" max x 10' (2.74m min 4.5m max x 3.05m) A large bedroom with a vaulted ceiling, fitted wardrobes, rear facing window and radiator.

BEDROOM FOUR 12' 2" x 8' 3" (3.71m x 2.51m) Dual aspect windows, fitted wardrobes and radiator.

SHOWER ROOM A matching white suite with a double width walk in shower cubicle, integrated WC, wash hand basin with vanity storage beneath, velux window and heated towel rail.

OUTSIDE To the rear of the home there is large private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band 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.

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