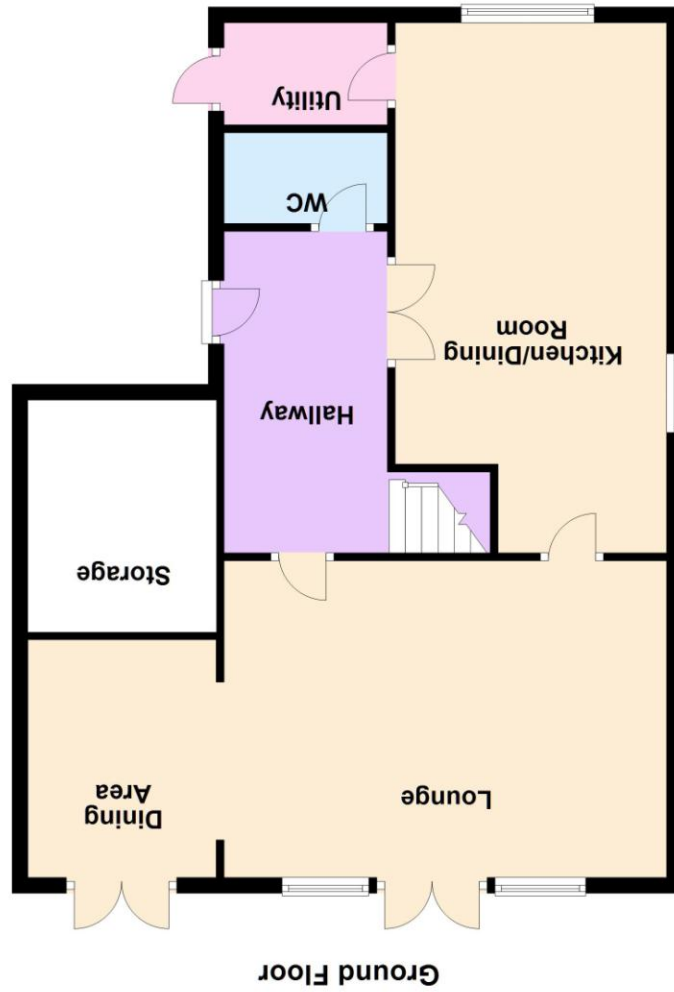
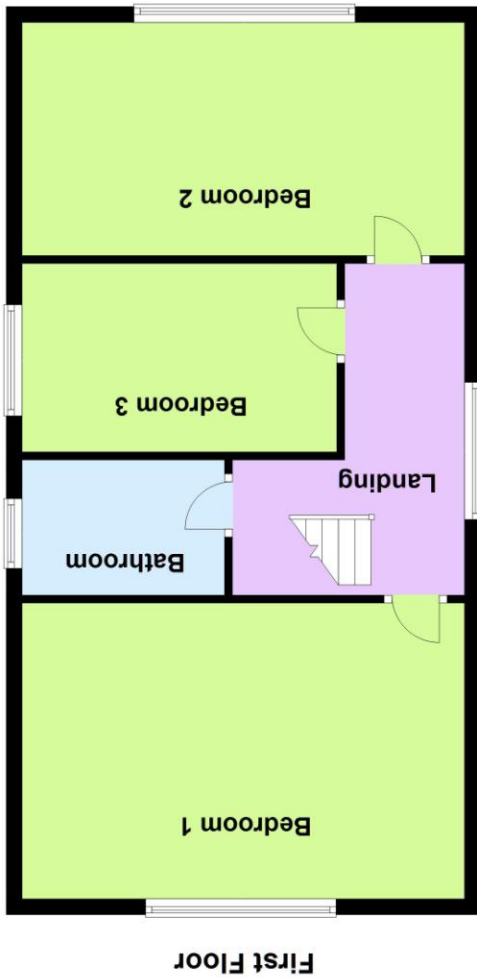
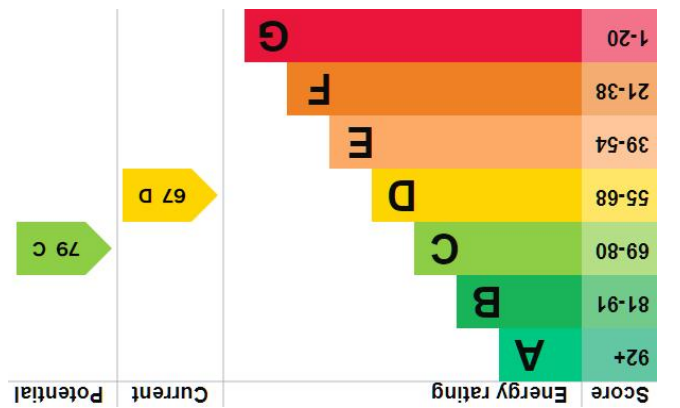


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.  
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



- Excellent School Catchment Area
- Close To Good Hope Hospital
- Driveway For A Number Of Vehicles
- Hallway With WC
- Spacious Lounge & Dining

Vaughton Drive, Sutton Coldfield, B75 6AQ

Offers In Region Of  
£400,000



## Property Description

Occupying a highly sought after quiet cul de sac location 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, professionals at Good Hope hospital and nearby shopping and leisure facilities at both Sutton Coldfield & Mere Green town centres. This great family home is approached via a driveway with parking for a number of vehicles and is entered via a hallway with Guest WC, a large open plan kitchen/diner, a formal lounge and separate dining area, on the first floor there are three bedrooms all of a generous size and a refitted family bathroom, to complete the home there is a lovely private garden.

Homes within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

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

**GUEST WC** A white suite with low level WC, wash hand basin and wall mounted heater.

**FORMAL LOUNGE** 13' 4" x 15' 1" (4.06m x 4.6m) A spacious formal lounge with a feature fireplace as the focal point, patio doors giving access and views over the private rear garden, coving, radiator, a door to the kitchen and an archway to the dining room.

**DINING ROOM** 10' 5" x 9' 3" (3.18m x 2.82m) Having patio doors to the rear garden, wood effect flooring and radiator.

**KITCHEN DINER** 22' 1" x 10' (6.73m x 3.05m) A great sized kitchen and dining/living area, the kitchen includes a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, display cabinets, space for a cooker, integrated dish washer and fridge, breakfast bar, sink and drainer unit, front facing window, a lovely dining/sitting area for casual dining or entertaining, a further side facing window and a door in to the lounge.

**UTILITY AREA** Having plumbing and space for white goods, storage and a door to the side.

From the hallway a staircase rises to the first floor landing with a window to the side allowing natural light, storage cupboard and doors to:

**BEDROOM ONE** 10' 8" x 15' 2" (3.25m x 4.62m) A great sized master bedroom with a window to the rear overlooking the garden, built in wardrobe, coving and radiator.

**BEDROOM TWO** 7' 9" x 12' 11" (2.36m x 3.94m) A further double bedroom with fitted wardrobes with sliding doors and mirrored front, radiator and front facing window.



**BEDROOM THREE** 7' 8" x 10' (2.34m x 3.05m) Having a built in storage cupboard, radiator and side facing window.

**FAMILY BATHROOM** Includes a matching white suite with P shaped bath with shower over and shower screen, integrated vanity storage with wash hand, low level WC, heated towel rail and side facing window.

**OUTSIDE** To the rear of the home there is a great sized private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries, side gated entrance and being ideal for the family buyer.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available for EE, Three, O2, Vodafone and data available for EE, Three, O2, Vodafone  
 Broadband coverage - Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1Mbps.  
 Broadband Type = Superfast Highest available download speed 65 Mbps. Highest available upload speed 18Mbps.  
 Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.  
 Networks in your area - Openreach, Virgin Media

**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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