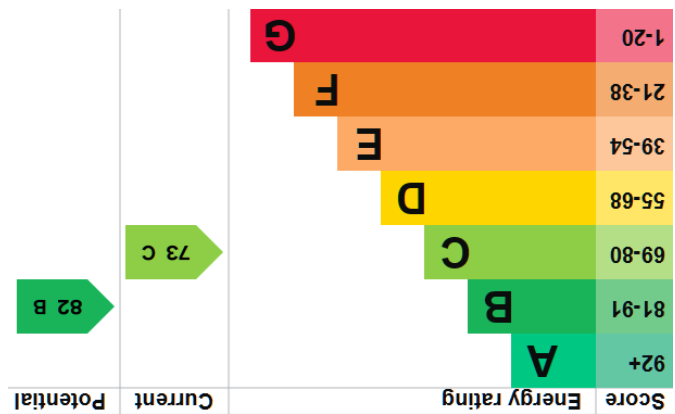


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- Highly Sought After Town Centre Location Next To Sutton Park
- Vastly Extended 5 Bedroom Family Home
- 3 En Suite Bedrooms
- Master With Balcony/En Suite & Walk In Wardrobe

Richmond Road, Sutton Coldfield, B73 6BJ

Offers In Region Of  
 £950,000

## Property Description

Occupying a prime and highly sought after town centre location this superb 5 bedroom 3 storey family home has been vastly extended to create large and versatile living spaces and is ideally placed for many well reputed schools for all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Sutton Coldfield town centre and Sutton Park both of which are on the doorstep. Entered via a hallway with guest WC, there are 2 versatile formal reception rooms, a large multifunctional open plan kitchen/living/dining room with separate utility room off, on the first floor there are 4 bedrooms and a family bathroom, the master has a balcony overlooking the large private garden, an en suite bathroom and walk in wardrobe, a guest bedroom has an en suite shower room, the top floor offers a multitude of uses and also has an en suite bathroom and two sky light balcony windows and to complete the home there is a garage and large private rear garden which will be ideal for the family buyer.

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

In brief the accommodation comprises:

### ENCLOSED PORCH

**HALLWAY** Having a staircase rising to the first floor, radiator, useful under stairs storage cupboard and doors leading to:

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

**FRONT RECEPTION ROOM** 16' 5" x 11' 11" (5m x 3.63m) Having a bay window to the front aspect and radiator.

**RECEPTION ROOM TWO** 15' 11" x 11' (4.85m x 3.35m) Having a bay window to the rear, a raised and built in fireplace as the focal point and radiator.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 18' 7" x 21' (5.66m x 6.4m) A superb multifunctional kitchen/living and dining room to include a stylish and comprehensive range of high gloss wall and base mounted units with complementing work surfaces over, central island with further storage beneath, integrated double oven, induction hob and dish washer, sink and drainer unit, space for a fridge freezer, ample space for a dining table and chairs for casual dining, tiled flooring, full width bi-folding doors to the rear and having direct access in to the garden and a further door to the utility room.

**UTILITY ROOM** 7' 6" x 9' 10" (2.29m x 3m) To include a further range of matching high gloss wall and base mounted units, space and plumbing for white goods and a door to the garage.

From the hallway a central returning staircase leads to the first floor landing with a side window allowing natural light, radiator and doors to:

**BEDROOM ONE** 15' 8" x 10' 4" (4.78m x 3.15m) A large master bedroom with patio doors leading out to a large balcony with views over the private garden, radiator, a walk in wardrobe and a door to the en suite bathroom.

**EN SUITE BATHROOM** To include a matching white suite with a panelled bath and separate shower cubicle, wash hand basin, low level WC, radiator and rear facing window.

**BEDROOM TWO** 11' 8" x 10' 9" (3.56m x 3.28m) Having a rear facing window, radiator and a door to the en suite shower room

**BEDROOM THREE** 16' 10" to bay x 10' 8" (5.13m x 3.25m) Having a deep walk in bay to the front and radiator.

**BEDROOM FOUR** 7' 9" x 9' 4" (2.36m x 2.84m) Having a window to the front and radiator.

**FAMILY BATHROOM** A white suite with an oversized free standing bath and separate corner shower cubicle, wash hand basin, low level WC, radiator and front facing window.

From the landing a further staircase rises to the top floor with access to:

**BEDROOM FIVE** 21' 9" max x 11' 9" min x 22' max x 10' 9" min (6.63m x 6.71m) A fantastic multi purpose room which could be a bedroom/playroom/cinema room with 2 velux balcony windows offering views over the garden, eaves storage, further velux windows to 2 sides, radiator and a door to the bathroom.

**BATH ROOM** A white suite with a panelled bath, wash hand basin, low level WC and radiator.

**GARAGE** 16' 8" x 9' 10" (5.08m x 3m) (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 large private garden with a decked patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering privacy and being ideal for the family buyer.

Council Tax Band F - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 17 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 220 Mbps.

Networks in your area - Virgin Media, 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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