

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.

Score	Energy rating	Current	Potential
1-20	G		
21-38	F		
39-54	E		
55-68	D		
69-80	C	71 C	
81-91	B		85 B
92+	A		

Four Oaks | 0121 323 3323



- Quiet Cul De Sac Location
- Close To Great Schools
- NO UPWARD CHAIN
- Large Rear Garden
- Spacious Lounge & Dining Area
- Kitchen

Forest Close, Streetly, Sutton Coldfield, B74 2JY

Offers In Region Of
£310,000



Property Description

This charming semi-detached property in a quiet location is currently listed for sale. Ideal for families or couples, this home offers great potential but requires modernising. The property features one open-plan reception room with a fireplace, providing a cosy and inviting space for relaxing or entertaining.

The accommodation includes three bedrooms: two spacious double bedrooms and a comfortable single bedroom. A shower room and a kitchen are ready for your personal touch and modern updates and to the rear there is a beautiful large landscaped garden ideal for the family buyer.

Situated in a desirable area with excellent public transport links, nearby schools, local amenities, green spaces, parks, walking routes, and cycling routes, this property offers convenience and a peaceful environment for residents.

Don't miss this opportunity to transform this property into your dream home. Contact us today to arrange a viewing and explore the possibilities that this semi-detached property has to offer.

Being sold with the benefit of having no upward in brief the accommodation comprises:

ENCLOSED PORCH With cloaks cupboard.

HALLWAY Having a staircase rising to the first floor with useful cloaks cupboard, radiator and doors to:

LOUNGE DINER 22' 8" x 9' 4" min 9' 8" max (6.91m x 2.84m min 2.95m max) A spacious lounge and dining area with a feature fireplace as the focal point, radiator, windows to both front and rear.

FITTED KITCHEN 10' 7" x 10' 2" (3.23m x 3.1m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, sink and drainer unit, a rear facing window and a door to the side lean to with access to the rear garden.

From the hallway a staircase rises to the first floor landing with doors to:

BEDROOM ONE 10' 7" x 10' 3" (3.23m x 3.12m) Having a window to the front and radiator.

BEDROOM TWO 10' 4" x 12' 1" (3.15m x 3.68m) Having a window to the rear and radiator.

BEDROOM THREE 7' 5" x 9' (2.26m x 2.74m) Having a window to the front and radiator.

SHOWER ROOM Fully enclosed shower cubicle, low level WC, wash hand basin and rear window.

GARAGE Remains unmeasured but is a tandem garage with an electric roller

door to the front and further door to the side. (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 fabulous garden which is much larger than average with mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.
 Mobile coverage - voice available for EE, O2, Vodafone and data available for EE, O2, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 126 Mbps. Highest available upload speed 20Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
 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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