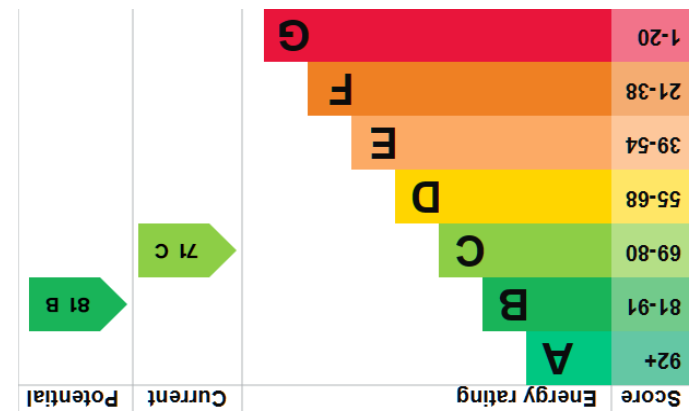


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Location
- Vastly Extended Family Home
- Hallway With Guest WC
- Open Plan Kitchen/Dining/Family Room
- Formal Lounge
- 3 Great Bedrooms

Ashfurlong Crescent, Sutton Coldfield, B75 6EP

Offers In Region Of
 £550,000



Property Description

DRAFT DETAILS A WAITING VENDOR APPROVAL

Occupying a highly sought after 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 as well as superb shopping and leisure facilities at Mere Green and Sutton Coldfield town centres and being in close proximity to Good Hope Hospital. The current owners have vastly and cleverly extended the home to create modern and versatile living and entertaining areas, the home is approached via a driveway and entered through an enclosed porch with access to the guest WC, a formal lounge to the front, to the rear there is a large multifunctional kitchen/dining/living room with useful storage area off, on the first floor there are 3 double bedrooms and a luxury family bathroom and to complete the home there is a garage with utility area and a beautiful private garden being ideal for the family buyer.

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

In brief the home comprises:

ENCLOSED PORCH

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

GUEST WC To include a matching white suite with low level WC, suspended wash hand basin with vanity storage beneath, fully tiled walls and flooring, automatic lighting.

FORMAL LOUNGE 14' 4" x 10' 11" (4.37m x 3.33m) Having a deep walk in bay to the front aspect, a feature fire surround as the focal point, coving and radiator.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 21' 11" x 24' 7" (6.68m x 7.49m) A vastly extended multifunctional kitchen, living and dining room, ideal for entertaining, the kitchen includes a comprehensive range of matching high gloss wall and base mounted units with complementing work surfaces over, integrated double oven, induction hob and extractor fan over, integrated dishwasher, sink and drainer unit, large central island including breakfast bar, space for a fridge freezer, defined dining and living areas, two sets of bi-folding doors giving direct access and views over the private rear garden, a part vaulted ceiling with Velux lights over head, walk in pantry, two radiators, spotlights and a door to the covered side.

COVERED SIDE 20' 2" x 3' 5" (6.15m x 1.04m) Providing access to the front of the property and a door to the garage.

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

BEDROOM ONE 14' x 9' 2" to wardrobes (4.27m x 2.79m) A great sized master bedroom with a walk in bay to the front, built in wardrobes and dressing table and radiator.



BEDROOM TWO 12' 4" x 9' to wardrobes (3.76m x 2.74m) A further large bedroom with built in wardrobes, dressing table, radiator and rear facing window.

BEDROOM THREE 8' 8" x 10' 5" to wardrobes (2.64m x 3.18m) A double room with a window to the front and built in wardrobes.

LUXURY FAMILY BATHROOM Refitted to include a matching suite with an oversized bath with shower attachment, a double width walk in rain shower with full height glass partition, suspended wash hand basin with vanity storage beneath, low level WC, two rear facing windows and radiator.

GARAGE 15' 8" x 8' 8" (4.78m x 2.64m) (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 great sized private garden, a full width decked patio area off the kitchen for entertaining, mainly lawned with mature trees and shrubs to the borders offering maximum privacy 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
 Broadband coverage - Broadband Type = Standard Highest available download speed 21 Mbps. Highest available upload speed 3Mbps.
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. 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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