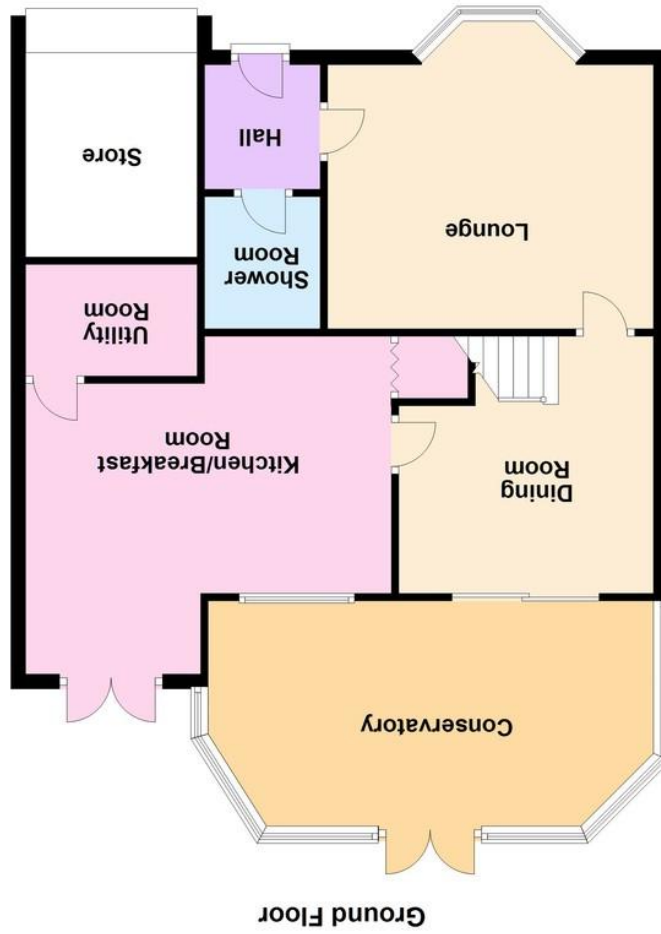
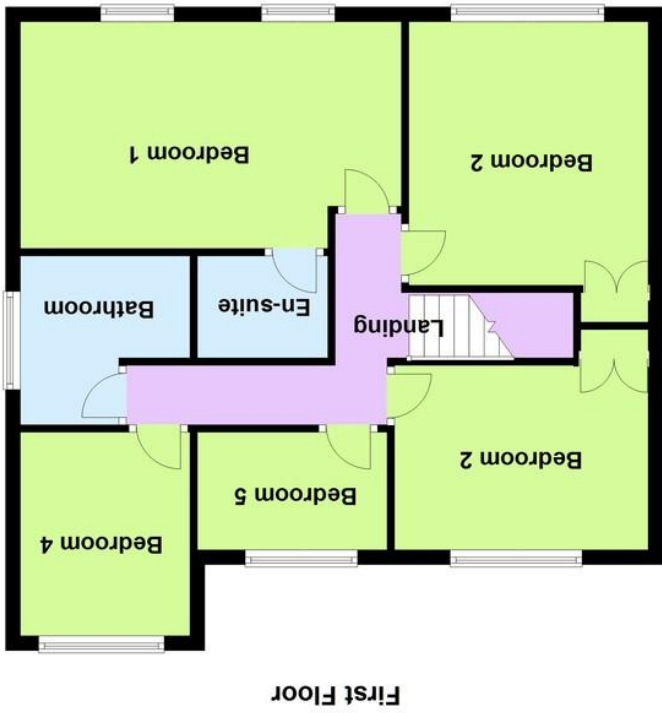


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Walmley | 0121 313 1991



- A BEAUTIFULLY PRESENTED EXTENDED FIVE BEDROOM DETACHED
- POPULAR VILLAGE LOCATION WITH OPEN COUNTRYSIDE VIEWS
- ATTRACTIVE LOUNGE WITH SEPARATE DINING ROOM



Oaklands, Curdworth, Sutton Coldfield, B76 9HD

£500,000



## Property Description

**VILLAGE LOCATION WITH OPEN COUNTRYSIDE VIEWS** - This beautifully presented and extended FIVE bedroom detached family home occupies this popular Cul-de-sac location with open countryside views to the rear. The property is ideally situated for the commuter with transport links providing easy access in to Birmingham City Centre and motorway connections.

The accommodation which has been extended and updated to a high specification throughout briefly comprises:- Hallway, family lounge, separate dining room, superb conservatory, comprehensively re-fitted extended kitchen breakfast room, ground floor shower room, utility room, landing, FIVE bedrooms - master en-suite and a re-appointed family bathroom. Outside the property situated in a corner position in this popular Cul-de-sac with open countryside views to the rear. The property is set back behind a fore garden and driveway giving access to the garden store and to the rear is a well maintained landscaped rear garden.

### ACCOMMODATION

**TO THE FRONT** The property is set back behind a driveway and is situated on a corner position behind a neat lawned fore garden with low maintenance borders, block paved driveway gives access to garage and gated access to rear.

**CANOPY PORCH** With outside light.

**ENTRANCE HALLWAY** Approached via opaque double glazed entrance door with radiator and doors off to ground floor shower room and lounge.

**GROUND FLOOR SHOWER ROOM** Having a white suite comprising fully tiled enclosed shower cubicle, low flush WC, pedestal wash hand basin, part tiling to walls, extractor and radiator.

**FAMILY LOUNGE** 13' 11" into bay x 14' 6" (4.24m x 4.42m) Having fire place with surround and hearth, ceiling to ceiling, laminate flooring, walk-in double glazed bay window to front, radiator and door through to dining room.

**DINING ROOM** 11' 7" x 11' 4" (3.53m x 3.45m) Having laminate flooring, spindle staircase leading off to first floor accommodation, radiator, door through to kitchen breakfast room and double glazed sliding patio door giving access through to conservatory.

**OPEN PLAN KITCHEN / BREAKFAST ROOM** 16' 9" max and 8' 1" min x 12' 11" max and 6' 11" min (5.11m and 2.46m x 3.94m and 1.86m) Having a comprehensive matching range of wall and base units with worktop surfaces over, incorporating inset one and a half bowl sink unit with chrome mixer tap and complementary tiled splash back surrounds, fitted breakfast bar, space for breakfast table and chairs, radiator, quartz tiling to floor, integrated dishwasher, a further matching range of wall and base units with worktop surfaces over, fitted range cooker with five burner gas hob and double oven below, fitted extractor hood over, integrated fridge freezer, down lighting, double glazed window to rear, double glazed French doors giving access to rear garden and door through to utility room.

**UTILITY ROOM** 7' 7" x 5' (2.31m x 1.52m) Having a matching range of wall and base units with worktop surfaces over incorporating sink unit with mixer tap, space and plumbing for washing machine, quartz tiled floor and cupboard housing Worcester Bosch central heating boiler.

**CONSERVATORY / FAMILY ROOM** 33' 8" max x 10' 1" max (10.26m x 3.05m) Being a part brick construction with two radiators, polished tiled floor, double glazed windows to side and rear elevation and double glazed French doors giving access to rear garden.

**LANDING** Approached via staircase with access to loft and doors off to all rooms.

**MASTER BEDROOM** 17' max x 10' 1" max (5.18m x 3.07m) Having two double glazed windows to front, laminate flooring, two radiators and door through to en-suite shower room.

**EN-SUITE SHOWER ROOM** Being luxuriously reappointed with a white suite comprising pedestal wash hand basin with chrome mixer tap, fully tiled enclosed shower cubicle with mains fed shower over, complementary tiling to walls and floors, down lighting and wall mounted vanity mirror.

**BEDROOM TWO** 11' 4" x 12' max and 10' 10" min (3.45m x 3.66m) Having built-in double wardrobe, laminate flooring, radiator and double glazed window to front.

**BEDROOM THREE** 11' 2" x 8' 8" (3.4m x 2.64m) Having built-in double wardrobe, radiator and double glazed window with views over open countryside to the rear.

**BEDROOM FOUR** 9' x 7' 7" (2.74m x 2.31m) Having double glazed window to rear and radiator.

**BEDROOM FIVE** 8' 6" x 5' 6" (2.59m x 1.68m) Having double glazed window with views over open countryside to the rear and radiator.

**FAMILY BATHROOM** Being reappointed with a white suite comprising panelled bath with mixer tap, low flush WC, pedestal wash hand basin with chrome mixer tap, full complementary tiling to walls, tiled floor, chrome ladder heated towel rail, down lighting, extractor and opaque double glazed window to side elevation.

**OUTSIDE** To the rear there is a pleasant good sized enclosed landscaped rear garden with shingle paved patio and pathway leading to further Crete print patio to the top of the garden, pathway with gated access to front and fencing to perimeter. The property boasts open aspect views over open Countryside and to the side of the garden there is a further paved patio with access to front.

**GARAGE / GARDEN STORE** 10' 1" x 7' 8" (3.07m x 2.34m) With up and over door to front, light and power.

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - North Warwickshire Borough Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available limited for Three, O2, Vodafone  
Broadband coverage - Broadband Type = Standard Highest available download speed 18Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 66 Mbps. Highest available upload speed 13Mbps.  
Networks in your area - 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.

**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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