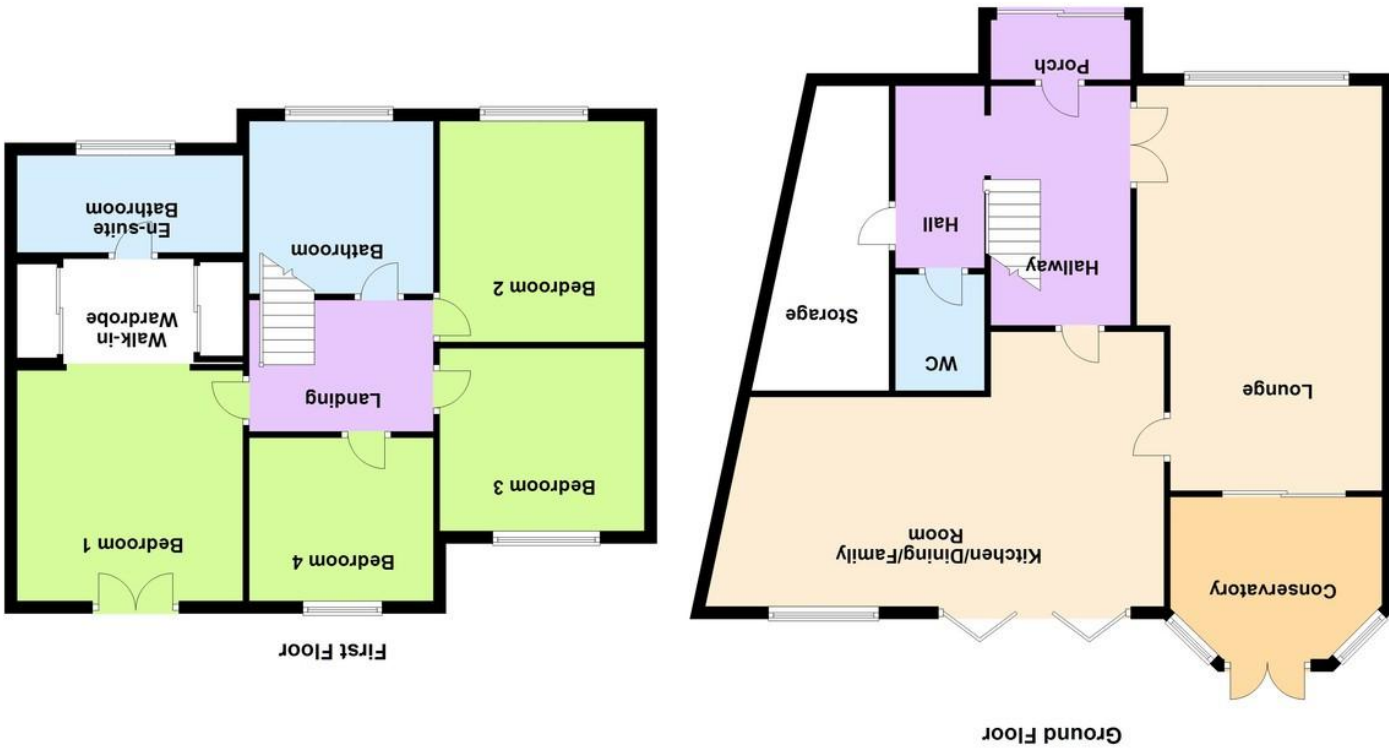


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- Vastly Extended Family Home
- Beautifully Presented Throughout
- Hallway With Guest WC
- Spacious Lounge & Conservatory
- Open Plan Kitchen/Living/Dining Room

Meadowside Road, Four Oaks,  
 Sutton Coldfield, B74 4SL

Offers In Region Of  
 £550,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING VENDOR APPROVAL\*\*\*

Occupying a highly sought after location in Four Oaks 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. The home has been thoughtfully and vastly extended to create spacious living accommodation over two floors and must be seen to appreciate the size of accommodation on offer. Entered via an enclosed porch the home is entered via a hallway with guest WC, a large formal lounge with a conservatory to the rear, a superb open plan kitchen, living and dining room, on the first floor there are four generous bedrooms, the master has a walk in dressing area and en suite bathroom and a family bathroom, to complete the home there is a landscaped private garden and useful garage storage.

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

In brief the accommodation comprises:

**ENCLOSED PORCH**

**HALLWAY** A spacious entrance hallway with a staircase rising to the first floor, radiator, coving and doors to:

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

**FORMAL LOUNGE** 21' 7" x 13' max 10' min (6.58m x 3.96m max 3.05m min) A great sized formal lounge approached via double doors from the hallway, there is a feature fireplace as the focal point, coving, radiator a window to the front and sliding doors to:

**CONSERVATORY** 8' 9" x 9' 7" (2.67m x 2.92m) Having direct access and views over the private landscaped garden.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 17' max 14' min x 25' 10' max (5.18m max 4.27m min x 7.87m max) A superb open plan kitchen living and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and dishwasher, sink and drainer unit, a central island with Granite work surfaces over and further storage beneath, a gas hob with extractor fan over, designer radiator, opening in to the casual dining and sitting area with bi-folding doors to the rear garden, spot lights throughout and wood effect flooring.

From the hallway a stair case rises to the first floor landing with a light tunnel, loft access and doors to:

**BEDROOM ONE** 13' 1" x 11' 9" (3.99m x 3.58m) A lovely bedroom with a Juliette balcony to the rear, radiator and opening in to the dressing area with sliding mirrored doors with shelving and hanging space and a door to the en suite bathroom.

**EN SUITE BATHROOM** To include a white suite with a P shaped bath with shower over and screen, suspended wash hand basin, low level WC, heated towel rail and radiator.

**BEDROOM TWO** 11' 1" x 10' 10" (3.38m x 3.3m) Having a window to the front and radiator.

**BEDROOM THREE** 10' 3" x 10' 10" (3.12m x 3.3m) Having a window to the rear and radiator.

**BEDROOM FOUR** 9' 4" x 11' 4" (2.84m x 3.45m) Having a window to the rear and radiator, there is also plumbing and space for white goods.

**FAMILY BATHROOM** To include a matching white suite with a Jacuzzi bath with shower over and shower screen, low level WC, suspended wash hand basin, integrated WC, heated towel rail and front facing window.

**STORAGE** 11' 8" max 6' 2" min x 8' 2" (3.56m max 1.88m min x 2.49m) Accessed via the hallway.

**OUTSIDE** To the rear of the home there is a beautifully landscaped private garden over two levels, there is a large decked area for entertaining, a lawned garden with mature trees and shrubs to the boundaries, an ornamental rocky with steps to a further decked area at the top of the garden offering maximum privacy and a picturesque setting.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice available likely for EE, Three, O2, Vodafone and data available likely for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 13M bps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 67. Highest available upload speed 20M bps.

Networks in your area - Openread

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.

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 Conveyer.

