

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



LEGAL READY

“How does this help me?”

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Fantastic School Catchment Area
- Vastly Extended 5 Bedroom 3 Storey Family Home
- 3 Reception Rooms
- Expensively Fitted Kitchen

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

Offers In Region Of
 £600,000

Property Description

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

Occupying a highly sought after location and being ideally positioned 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 Dutton Oldfield town centres. The current owners have vastly and thoughtfully extended to create a spacious family home to now include five bedrooms and three bathrooms over three floors. Approached via a re-laid driveway to the front the home is entered through an enclosed porch leading to a hallway, a formal lounge and separate dining area open in to the conservatory and expertly fitted kitchen, utility room and guest WC off, on the first floor there are three bedrooms the master has an en suite shower room and a family bathroom, on the top floor there are two further great sized bedrooms one of which has an en suite shower room and to complete the home there is a large garage and a beautifully landscaped private rear garden.

Homes of this size and standard within this particular 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 with useful storage beneath, tiled flooring, radiator and double doors leading in to the formal lounge.

FORMAL LOUNGE 16' 9" x 12' 11" (5.11m x 3.94m) A lovely formal lounge with a log burner as the focal point, a front facing window, spot lights, radiator, coving and doors to:

DINING ROOM 10' 8" x 7' 8" (3.25m x 2.34m) Having a radiator, coving, opening directly in to the kitchen and also having doors in to:

CONSERVATORY 15' 3" x 8' 9" (4.65m x 2.67m) Offering a multitude of uses with tiled flooring, designer radiator, views over the private landscaped garden and side doors to the patio area.

FITTED KITCHEN 9' 10" x 8' 6" (3m x 2.59m) plus 7' 9" x 17' 5" (2.36m x 5.31m)
To include a stylish and contemporary range of high gloss wall and base mounted units with complementing granite work surfaces over, integrated double oven and microwave oven, 5 ring gas hob with designer extractor fan over, integrated dish washer, space for an American style fridge freezer, breakfast bar, sink and drainer unit, tiled flooring, two radiators, a window and door to the rear and a door to the utility room.

UTILITY ROOM 5' 3" x 7' 1" (1.6m x 2.13m) A further range of matching wall and base units, sink and drainer unit, plumbing and space for white goods, tiled flooring, radiator and door to the WC

GUEST WC To include a built in low level WC, circular wash hand basin, tiled flooring.

From the first floor a staircase rises to the large first floor landing with a front facing window and doors to:

BEDROOM ONE 21' 7" x 8' 11" (6.58m x 2.72m) A large master bedroom with windows to 3 aspects, a rear dressing area, radiator and a door to the en suite shower room.

EN SUITE SHOWER/ WET ROOM A stylish tiled wet room with an oversized rain head shower and hand held attachment, integrated WC, suspended wash hand basin, display shelving with spot lights, heated towel rail and window to rear.

BEDROOM TWO 11' 3" x 8' 9" (3.43m x 2.67m) Having a window to the front, built in wardrobes with mirrored fronts and radiator.

BEDROOM THREE 10' 1" x 10' 11" (3.07m x 3.33m) Having a window to the rear and radiator.

FAMILY BATHROOM A luxury white suite with a Jacuzzi bath with shower attachment and screen, low level WC, suspended wash hand basin, heated towel rail and rear facing window.

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

BEDROOM FOUR 12' 10" x 11' 7" (3.91m x 3.53m) A further great sized bedroom with a velux window to the front and a further window to the rear, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A fully enclosed corner shower cubicle with suspended wash hand basin, low level WC, radiator and rear facing window.

BEDROOM FIVE 12' 11" x 12' 11" (3.94m x 3.94m) With rear, eaves storage and radiator.

GARAGE 21' 9" x 12' 7" (6.63m x 3.84m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE A beautifully landscaped garden with a patio area for entertaining, steps up to a lawned garden with a decked area, mature trees, shrubs and flowering borders to the boundaries offering maximum privacy and being ideal for the discerning buyer.

Council Tax Band D 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 13 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 67Mbps. Highest available upload speed 20Mbps.

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.

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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WANT TO SELL YOUR OWN PROPERTY?

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