

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



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 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.
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Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Private Road Within Sutton Coldfield
- Beautiful Open Plan Kitchen/Living/Dining Room
- 2 Formal Reception Rooms
- Guest WC & Utility

Somerville Drive, Sutton Coldfield,
 Sutton Coldfield, B73 6JB

Offers In Region Of
 £895,000

Property Description

Occupying a highly sought after central and private location within Sutton Coldfield this beautiful family home has been extended and combines many original features with the convenience of modern day living. Being ideally located for many well reputed schools for children of all ages, offering excellent road and rail links for those looking to commute as well as all the local shopping and leisure facilities at Sutton Coldfield town centre and Sutton Park both of which are on the doorstep. Approached via a tree lined driveway which is set back from the main road and offers an elevated position overlooking Sutton Park, the home is entered via a large hallway with guest WC, two formal reception rooms, a beautifully extended fitted kitchen, dining and family room and utility room, on the first floor there are for generous bedrooms two of which have luxury en suite shower rooms, a family bathroom, and to complete the home there is a large private garden and two garages.

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:

ENTRANCE HALLWAY An impressive hallway with stained glass inserts to the front door, Oak flooring, a beamed ceiling, picture rail, radiator and doors to:

GUEST WC Having a low level WC, suspended wash hand basin, tiled flooring, radiator and side facing window.

FRONT RECEPTION ROOM 18' 9" max x 12' 6" (5.72m x 3.81m) A lovely reception room with a deep walk in bay and decorative archway to the front, a feature fire surround and log burner as the focal point, picture rail, beamed ceiling and radiator.

REAR RECEPTION ROOM 16' 7" to bay x 15' 5" max (5.05m x 4.7m) Beautifully presented with an inglenook fireplace as the focal point, a deep walk in bay to the rear with patio doors overlooking and providing access to the large garden, ornate coving and cornicing, radiator and picture rail.

OPEN PLAN KITCHEN/ LIVING/DINING ROOM 24' 6" x 16' 8" (7.47m x 5.08m) A superb three in one open plan kitchen, dining, living and entertaining space, the kitchen includes a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over, integrated double oven and induction hob with extractor fan over, integrated dish washer and two fridge freezers, a large central island including breakfast bar, Belfast sink, an Orangery lantern light, patio doors to the rear garden, a further side window allowing natural light, a sitting and dining area with cast iron fire surround, spotlights and tiled flooring throughout and a side stable door to the utility room.

UTILITY ROOM 14' 4" x 4' 7" (4.37m x 1.4m) A further matching range of wall and base mounted units, sink and drainer unit, plumbing and space for white goods, tiled flooring, a door to the rear and a door to the inner lobby with direct access to the garage.

From the hallway a wide returning staircase rises to the first floor landing with a stained glass window to the side and provides access to:

BEDROOM ONE 17' 6" max to bay x 12' 3" (5.33m x 3.73m) A lovely master bedroom with a deep walk in bay to the front aspect, a feature panelled wall, picture rail, radiator and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM To include a white suite with a double width walk in shower cubicle, integrated vanity storage with wash hand basin and WC and heated towel rail.

BEDROOM TWO 16' 4" max to bay x 12' 5" (4.98m x 3.78m) A large bedroom with views to the rear of the property, picture rail, radiator and a door to the luxury en suite shower room.

EN SUITE SHOWER ROOM A luxury matching suite with a double width walk in shower

cubicle, suspended wash hand basin with integrated vanity storage and built in WC, heated towel rail.

BEDROOM THREE 11' 7" x 10' 9" (3.53m x 3.28m) Having a window to the front, radiator and a step down in to a dressing area/den.

BEDROOM FOUR 11' 11" x 8' 1" (3.63m x 2.46m) Having a rear facing window and radiator.

FAMILY BATHROOM A large family bathroom to include a matching white suite a large shower cubicle and bath, his and hers integrated and suspended wash hand basins, heated towel rail, fully tiled walls and flooring and rear facing window.

GARAGE 14' 11" x 11' 10" (4.55m x 3.61m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements) There is a further detached garage at the bottom of the driveway.

OUTSIDE To the rear of the home there is a large private garden, a patio area for entertaining and is surrounded by mature trees to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice available likely for EE limited for Three, O2, Vodafone and data available likely for EE limited for Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.
Networks in your area - Openreach

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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