

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Hallway With Guest WC
- 2 Formal Reception Rooms
- Conservatory
- Extended Kitchen Diner
- Utility & Office/Playroom

Tamworth Road, Sutton Coldfield, B75 6DH

Offers In Region Of £785,000



Property Description

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. This beautiful 4 bedroom detached family home is set back off Tamworth and is approached via a deep driveway and is entered through an enclosed porch with access to the hallway and guest WC, a formal dining room to the front, a separate lounge leads in to a lovely conservatory, a kitchen diner, office/playroom and separate utility room, on the first floor there are 4 bedrooms, the master has an en suite bathroom and a further family bathroom and to complete the home there is a garage and a large private rear garden. The home offers further potential to extend subject to planning permission and is also being sold with the added benefit of having no upward chain.

Homes such as this are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

HALLWAY Having a returning staircase rising to the first floor, Oak flooring, picture rail, radiator and doors to:

GUEST WC To include a low level WC, wash hand basin with built in vanity storage beneath.

DINING ROOM 11' 4" x 16' 4" to bay (3.45m x 4.98m) A formal dining room with a raised fireplace as the focal point, a window to the front and deep walk in bay to the side, radiator and coving.

LOUNGE 16' 10" x 11' 10" (5.13m x 3.61m) Having a window to the front aspect, coving, radiator and double doors to the conservatory.

CONSERVATORY 11' 4" x 15' 4" (3.45m x 4.67m) A lovely room with views and access to the large private rear garden, pitched roof and windows to three sides.

KITCHEN DINER 16' 9" x 12' 10" (5.11m x 3.91m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven, gas hob with extractor fan over, integrated dish washer, space for a fridge freezer, sink and drainer unit, large central island including a breakfast bar, space for a dining table and chairs for casual dining, radiator and a door to the office/playroom.

OFFICE/PLAYROOM 21' x 6' 10" (6.4m x 2.08m) A room offering a multitude of uses with an office area to the front, skylight, radiator and a door to the utility room.

UTILITY ROOM 11' 9" x 6' 11" (3.58m x 2.11m) To include a further range of matching wall and base mounted units, sink and drainer unit, plumbing and space for white goods, a window to the rear and a door to the side.

From the hallway a returning staircase rises to the first floor landing with a side facing window allowing natural light and giving access to:

BEDROOM ONE 13' max x 12' 10" (3.96m x 3.91m) A lovely master bedroom with a window to the rear, radiator and a door to the en suite bathroom.

EN SUITE BATHROOM To include a white suite with a panelled bath with shower over and shower screen, integrated vanity storage with wash hand basin and WC .

BEDROOM TWO 10' 10" x 12' 10" (3.3m x 3.91m) Having windows to both front and side and radiator.

BEDROOM THREE 13' 6" x 8' 10" (4.11m x 2.69m) Having windows to both front and rear and radiator.

BEDROOM FOUR 10' 1" x 7' 10" (3.07m x 2.39m) Having a window to the rear and radiator.

FAMILY BATHROOM A lovely family bathroom with fully tiled walls and floors and includes a white suite with a panelled bath with shower over and shower screen, a wash hand basin with vanity storage beneath, integrated WC, radiator and window to the rear.

GARAGE (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 beautiful large private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries offering maximum privacy and being ideal for the family buyer.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for O2, limited for EE, Three and Vodafone and data limited availability for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 11 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload speed 18 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.

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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