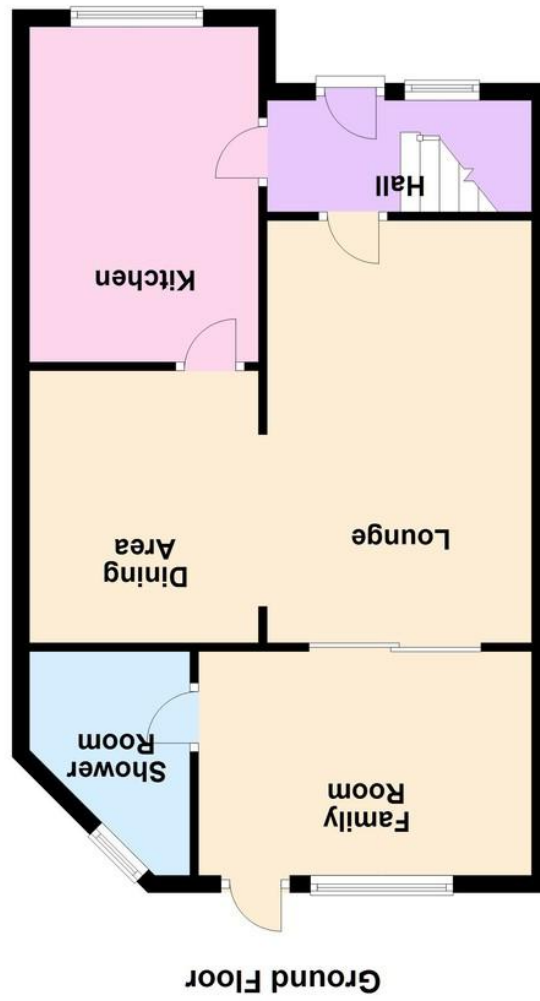
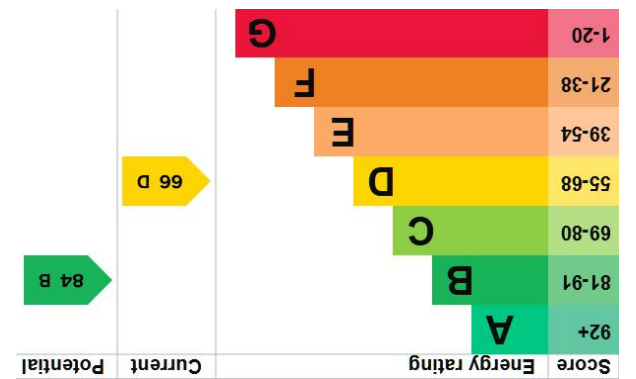


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Driveway & Garage
- Spacious Lounge & Separate Dining Room
- Family Room/Snug
- Fitted Kitchen
- Shower Room & WC

Hundred Acre Road, Streetly,  
Sutton Coldfield, B74 2JX

Offers over £300,000



## Property Description

\*\*\*DRAFT DETAILS A WAITING VENDOR APPROVAL\*\*\*

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. A approached via a large block paved driveway there is shared access to the side garage, the home is entered through an enclosed porch with access to a hallway, a spacious lounge and separate dining area, a rear family room, shower room and guest WC, fitted kitchen, on the first floor there are three bedrooms and a family bathroom, to complete the home there is a great sized private garden.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**HALLWAY** Having a staircase rising to the first floor, storage cupboard, radiator and doors to:

**LOUNGE** 16' 1" x 9' 10" (4.9m x 3m) A spacious lounge with a feature fire surround as the focal point, radiator and opening in to the dining area.

**DINING AREA** 11' 10" x 9' 2" (3.61m x 2.79m) Having a window to the side and a door to the fitted kitchen.

**FITTED KITCHEN** 12' 8" x 9' (3.86m x 2.74m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, plumbing and space for white goods, sink and drainer unit, a front facing window, doors in to the hall and dining room.

**FAMILY ROOM** 11' 7" x 8' 7" (3.53m x 2.62m) Offering a multitude of uses with a window and door to the rear and a door to the shower room.

**SHOWER ROOM** Including a fully enclosed shower cubicle, wash hand basin with vanity storage beneath, low level WC.

From the hallway a staircase rising to the first floor landing with a window to the front and doors to:

**BEDROOM ONE** 12' 10" x 9' 7" (3.91m x 2.92m) Having a window to the rear, built in wardrobe and radiator.

**BEDROOM TWO** 9' 2" x 7' 4" (2.79m x 2.24m) Having a window to the rear and radiator.

**BEDROOM THREE** 9' 2" x 7' 4" (2.79m x 2.24m) Having a window to the front and radiator.

**FAMILY BATHROOM** Includes a stylish white suite with a panelled bath with shower over, wash hand basin with vanity storage beneath, low level WC, heated towel rail and two side facing windows.

**GARAGE** 19' 4" x 8' 2" (5.89m x 2.49m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear there is a private enclosed garden.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property .  
Mobile coverage - voice available likely for O2, Vodafone limited for EE and data available likely for Vodafone limited for EE, O2  
Broadband coverage - Broadband Type = Standard Highest available download speed 13Mbps. Highest available upload speed 1Mbps.  
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
Networks in your area - Virgin Media, 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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