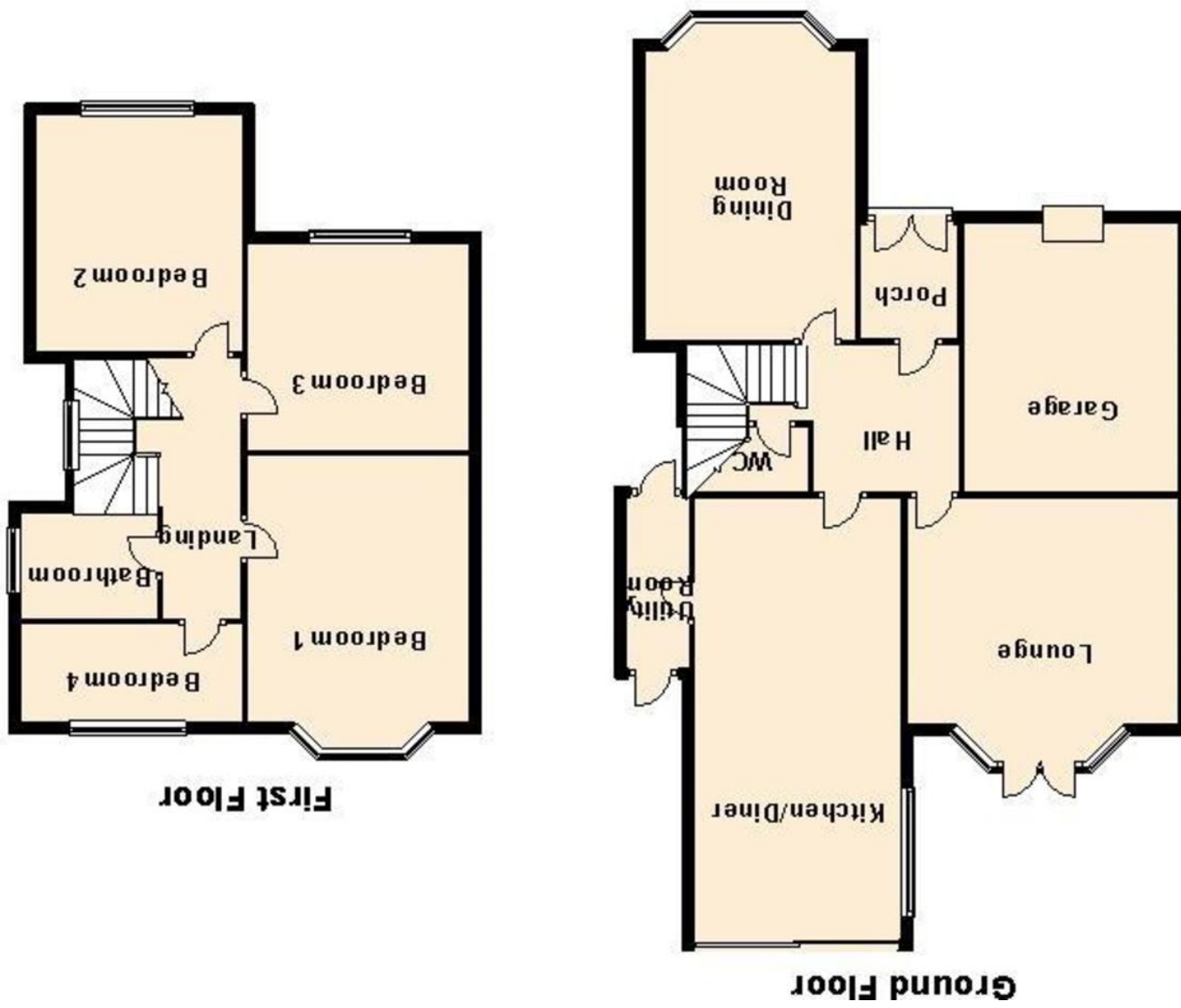


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.

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

Current Potential

48 E

78 C

Four Oaks | 0121 323 3323



- Highly Sought After Town Centre Location
- Extended 4 Bedroom Detached Family Home
- Lounge & Separate Dining Room
- Open Plan Fitted Kitchen & Family Room

Tamworth Road, Sutton Coldfield, B75 6DG

Offers In Region Of £650,000



## Property Description

\*\*\*DRAFT DETAILS AWAITING 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 Sutton Coldfield town centre and Sutton Park both of which are on the doorstep. Retaining many original features and combining the convenience of modern day living the home is also being sold with the advantage of having no upward chain. Entered via an enclosed porch there is a large hallway with access to two formal reception rooms, a superb extended kitchen/dining/family room and utility, a guest WC, on the first floor there are four bedrooms and a family bathroom and to complete the home there is a large private garden.

Homes of this size 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** An impressive entrance hallway with a returning staircase rising to the first floor, Oak flooring, picture rail, beamed ceiling, useful under stairs cloak area and doors to:

**GUEST WC** A matching suite with a low level WC, wash hand basin and side facing window.

**LOUNGE** 14' 8" x 12' 4" (4.47m x 3.76m) Having a deep walk in bay to the rear with patio doors providing access and views over the large rear garden, a feature fireplace as the focal point, coving and radiator.

**DINING ROOM** 11' 4" x 15' 9" to bay (3.45m x 4.8m) A further large reception room with a deep walk in bay to the front, a feature fireplace as the focal point, a beamed ceiling and radiator.

**OPEN PLAN KITCHEN/DINING/FAMILY ROOM** 24' x 11' 3" (7.32m x 3.43m) To include a stylish and matching range of wall and base mounted units with complementing granite work surfaces over, integrated double oven with extractor fan over, integrated dish washer, sink and drainer unit, breakfast bar leading to the family/dining area with a vaulted ceiling, sliding patio doors to the rear, a further window allowing natural light and a door to the utility room.

**UTILITY ROOM** Plumbing and space for white goods a door to the front and rear.

From the hallway a returning staircase rises to the first floor landing with doors to:

**BEDROOM ONE** 14' 6" x 12' 7" (4.42m x 3.84m) A great sized bedroom with a walk in bay to the rear and radiator.

**BEDROOM TWO** 12' 10" x 12' 8" max (3.91m x 3.86m) Having a window to the front and radiator.

**BEDROOM THREE** 11' 4" x 12' (3.45m x 3.66m) A window to the front and radiator.

**BEDROOM FOUR** 9' 8" x 6' (2.95m x 1.83m) Having a rear facing window and radiator.

**BATHROOM** Includes a matching suite with a panelled bath with shower over and screen, suspended wash hand basin and low level WC.

**OUTSIDE** To the rear of the home there is a large private garden with a patio area for entertaining, mainly lawned surrounded by mature trees and shrubs to the borders offering 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 available likely for O2, limited for EE, Three, Vodafone and data available limited for EE, Three, O2, Vodafone

Broadband coverage - Broadband Type = Standard Highest available download speed 15Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 80Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.

Networks in your area - Openreach, Virgin Media

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.

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

