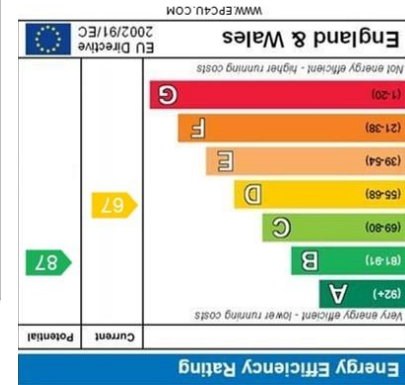


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Corner Plot
- Extended Formal Lounge & Dining Area
- Extended Kitchen/Dining/Family Room
- Utility & Guest WC



Lilac Avenue, Streetly, Sutton Coldfield, B74 3TB

Offers In Region Of  
 £400,000



## Property Description

Occupying a highly sought after location and being on a large corner plot, this superb three bedroom extended family home must be viewed to appreciate the wealth of accommodation on offer. 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 beyond. Approached via a driveway to the front with parking for a number of vehicles the home is entered through an enclosed porch leading to a great sized lounge diner with further family room off, a beautiful large open plan kitchen/dining/family room with separate utility room and guest WC, on the first floor there are three great sized bedrooms and a family bathroom and to complete the home there is an enclosed garden and garage.

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:

**ENCLOSED PORCH** 9' 10" x 5' 9" (3m x 1.75m) A large entrance porch provides access to:

**FORMAL LOUNGE** 24' 9" x 9' 10" (7.54m x 3m) A large formal lounge with windows to both front and rear, a staircase rising to the first floor, coving and opening in to:

**FAMILY/PLAY ROOM** 16' 4" x 7' 10" (4.98m x 2.39m) Offering a multitude of uses with a window to the front, built in storage, a further under stairs storage cupboard and radiator.

**KITCHEN/DINING/LIVING ROOM** 17' 6" max x 15' 7" (5.33m x 4.75m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs, built in oven and hob with extractor fan over, dishwasher, sink and drainer unit, window to the rear, ample space for a dining table and chairs or sofa for casual dining, patio doors to the rear, spotlights and tiled flooring throughout and a door to the utility room.

**UTILITY ROOM** 6' 1" x 6' (1.85m x 1.83m) A further range of base units with complementing work surfaces over, sink and drainer unit, space and plumbing for white goods, tiled flooring, doors to the garage and guest WC.

**GUEST WC** A matching white suite with a low level WC, wash hand basin with vanity storage beneath, heated towel rail and tiled flooring.

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

**BEDROOM ONE** 10' 5" x 10' 4" (3.18m x 3.15m) With window to the front and radiator.

**BEDROOM TWO** 13' 4" x 8' 4" (4.06m x 2.54m) With window to the front and radiator.

**BEDROOM THREE** 11' 1" x 8' 5" (3.38m x 2.57m) With window to rear and radiator.

**FAMILY BATHROOM** Includes a matching white suite with a panelled bath with shower over and shower screen, low level WC, wash hand basin, heated towel rail and rear window.

**GARAGE** 13' 9" x 9' 8" (4.19m x 2.95m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear and side of the home there is a large garden which offers further scope for extension subject to planning permission.

Council Tax Band C Walsall Metropolitan Borough Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available limited for EE, Three, O2, Vodafone and data available limited for EE, O2, Vodafone.  
 Broadband coverage - Broadband Type = Standard Highest available download speed 9M bps. Highest available upload speed 0.9M bps.  
 Broadband Type = Superfast Highest available download speed 47M bps. Highest available upload speed 12M bps.  
 Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.  
 Networks in your area - Openread, 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.

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