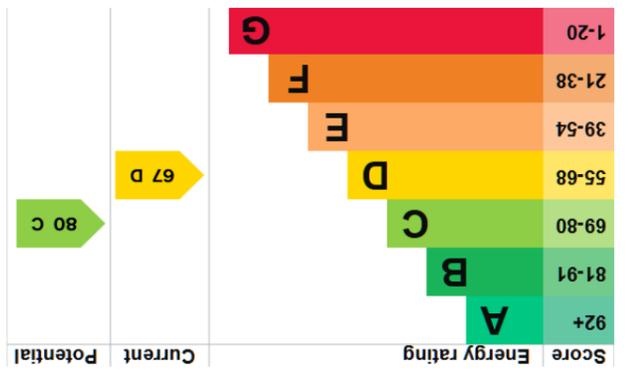


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.
 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.



Approximate total area 1742.05 ft²
 Reduced bedroom 105.29 ft²



Four Oaks | 0121 323 3323



- Highly Sought After Cul De Sac Location
- Extended 3 Double Bedroom Family Home
- Spacious Lounge Diner
- Refitted Kitchen & Sitting Area
- Utility & Guest WC

Honeyborne Road, Sutton Coldfield, B75 6BN

Offers In Region Of
 £550,000



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 thoughtfully extended and modernised three bedroom detached family home offers spacious living accommodation and is complemented by a beautiful private landscaped rear garden and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway to the front the home is entered via an enclosed porch with access to the hallway and guest WC, a lovely extended lounge and dining area, a refitted kitchen and breakfast/family room and utility.

On the first floor there are three spacious double bedrooms and refitted bathroom and WC, also a loft room with a pull down ladder and three Velux windows and radiator and eaves storage, to complete the home there is a stunning garden and a garage.

Homes of this size and standard within this location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH 8' 3" x 5' 9" (2.51m x 1.75m)

HALLWAY 12' 10" x 5' 8" (3.91m x 1.73m) Having a staircase rising to the first floor with useful storage cupboard beneath, radiator and doors to:

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

DINING AREA 13' x 11' 10" (3.96m x 3.61m) Accessed via double doors from the hallway and having a window to the front and two stained glass windows to the side, radiator, coving and a decorative arch in to the living room.

LIVING ROOM 17' 1" x 10' 5" (5.21m x 3.18m) Having a feature fireplace as the focal point, coving, radiator, patio doors providing access and views over the beautifully landscaped garden and a door to the kitchen and family room.

FAMILY/SITTING ROOM 9' 6" x 16' 8" (2.9m x 5.08m)

Offering a multitude of uses and currently a sitting/breakfast room with a door to the side, radiator and an archway opening in to the kitchen.

FITTED KITCHEN 7' 0" x 12' 6" (2.13m x 3.81m) To include a stylish range of matching wall and base mounted units with complimentary work surfaces over, flexible spotlighting and over and under cupboard lighting. NEFF and BOSCH integrated appliances including pyrolytic main oven, combination microwave oven, induction hob with extractor fan over, dishwasher, fridge freezer, sink and drainer unit, window to rear and a door to the utility room.

MATCHING FITTED UTILITY ROOM 7' 0" x 5' 11" (2.13m x 1.8m) A further range of matching units to include a large built in wall cupboard with shelving, a unit to conceal the central heating, plumbing and space for white goods, a window and door to the rear garden.

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

BEDROOM ONE 13' 6" x 13' 6" (4.11m x 4.11m) A large bedroom with a range of fitted furniture, a front facing window and two frosted side windows, radiator and coving.

BEDROOM TWO 9' 11" x 12' 10" (3.02m x 3.91m) Having a window to the front, radiator and fitted wardrobes.

BEDROOM THREE 9' x 13' 8" (2.74m x 4.17m) Having a window to the rear, radiator and coving.

FAMILY BATHROOM Refitted to include a stylish white suite with a panelled bath and separate corner shower cubicle, integrated vanity storage including an electric shaving socket and wash hand basin, two rear facing obscure windows, A separate matching adjacent WC with vanity wash hand basin and radiator.



LOFT ROOM 10' 10" x 20' 1" (3.3m x 6.12m) Access via a pull down ladder off the landing with storage, three rear facing Velux windows, radiator and further eaves storage. Currently used as an office to include desk and seating.

GARAGE 15' 11" x 9' max (4.85m x 2.74m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

REAR GARDEN To the rear of the home there is a beautifully landscaped, private garden with a large patio area for entertaining, mainly lawned with an array of mature trees, shrubs and flowering ornamental borders offering a most picturesque setting, outside tap, shed and there is side access which leads to the front of the property.

The home has a pressurised hot water system.

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

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

Broadband Type = Superfast Highest available download speed 36 Mbps. Highest available upload speed 7 Mbps.

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

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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