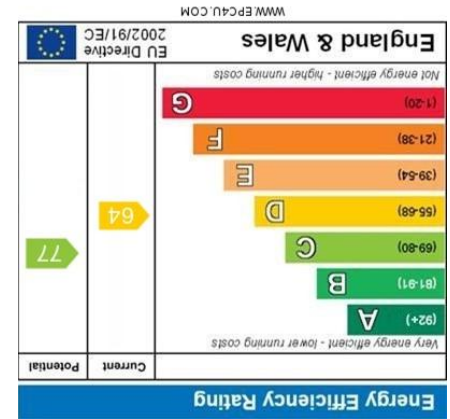


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This floor plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX



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
- Extended 4 Bedroom Family Home
- Spacious Lounge Diner
- Conservatory
- Refitted Kitchen
- Home Office/Play Room With Shower Room

Sara Close, Four Oaks,
 Sutton Coldfield, B74 4BN

Offers In Region Of
 £465,000



Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

This family home offers generous accommodation for a growing family being ideally situated as it is for all the amenities of the recently renovated Mere Green centre. Offering an easy commute into Sutton Coldfield, Lichfield, Tamworth and Birmingham the property is also superbly located for easy access to both Four Oaks and Butlers Lane stations. Access to the wider road network is via the nearby M42, M6 Toll and A38.

Local schooling includes The Arthur Terry School, Mere Green Primary School, Hill West Primary School, Four Oaks Primary School, Little Sutton Primary School, Bishop Vesey's Grammar School and Sutton Coldfield Grammar School for Girls (catchment areas must be checked)

The accommodation comprises hallway, spacious lounge/diner, additional family room/office, fitted kitchen, utility/lean-to, guest cloakroom, ground floor shower room, four bedrooms, family bathroom and a separate w.c. Further benefits include double glazing, gas central heating, generous mature rear garden and block-paved driveway to the fore affording ample multi-vehicle off road parking.

HALLWAY Stairs to first floor, central heating radiator and doors to;

GUEST WC With low flush w.c and wash hand basin.

LOUNGE/DINER 23' 7" max x 13' 6" max (7.19m x 4.11m) With two central heating radiators, double glazed window to the front, feature fireplace with log burner, timber flooring and double glazed sliding patio doors to;

CONSERVATORY 11' 6" max x 9' 7" max (3.51m x 2.92m) Being double glazed with double glazed French doors to the side.

REFITTED KITCHEN 9' 8" x 9' 5" (2.95m x 2.87m) With a range of fitted eye and base level units with worksurface over incorporating one and a half bowl single drainer sink unit, tiled splashbacks, built in oven and hob with extractor fan over, space and plumbing for white goods, double glazed window to the rear and frosted double glazed door to;

UTILITY/LEAN TO With plumbing for appliance and part frosted double glazed doors to front and rear.

FAMILY ROOM/OFFICE 13' 5" max x 7' 8" max (4.09m x 2.34m) With double glazed window to the front, central heating radiator, door to side, boiler cupboard and door to;

SHOWER ROOM With shower cubicle, low flush w.c and wash hand basin.

FIRST FLOOR LANDING Loft access with pull down ladder, built-in cupboard and doors off to;

BEDROOM ONE 13' 5" max x 10' 4" min (4.09m x 3.15m) Central heating radiator and double glazed window to the rear.

BEDROOM TWO 10' 4" x 9' 10" (3.15m x 3m) With central heating radiator and double glazed window to the front.

BEDROOM THREE 13' 3" x 7' 6" (4.04m x 2.29m) With double central heating radiator and double glazed window to the front.

BEDROOM FOUR 11' 5" max x 7' 5" max (3.48m x 2.26m) With central heating radiator and double glazed window to the rear.

BATHROOM With suite comprising three quarter bath with built-in shower over, pedestal

wash hand basin, heated towel rail, tiled walls and frosted double glazed window to the side.

SEPERATE WC With low flush w.c, central heating radiator and tiled walls.

FRONT Having a very generous block-paved driveway affording multi-vehicle off road parking.

REAR GARDEN With patio area with steps down to good sized lawned garden beyond with flower and shrub borders.

Council Tax Band D - Birmingham City 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, 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 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.

Networks in your area - 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.

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

