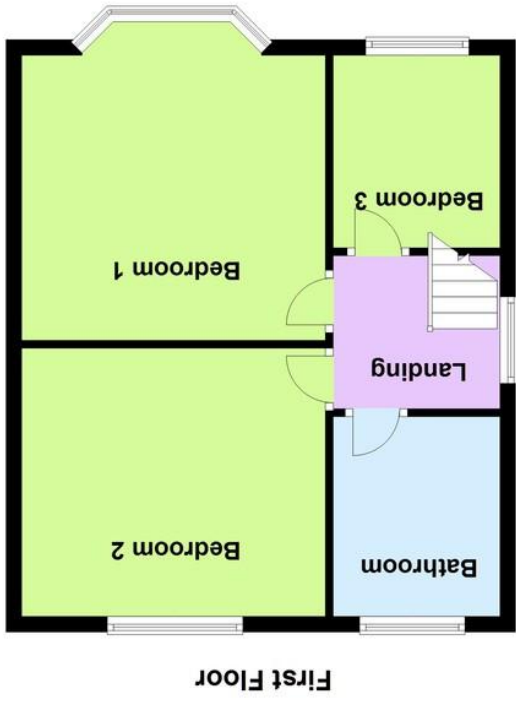
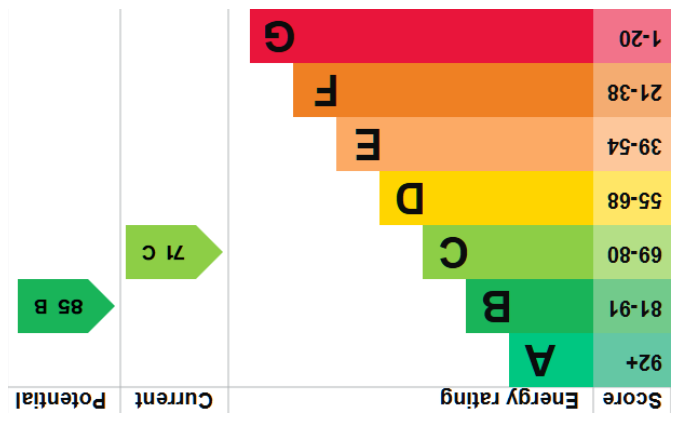


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Quiet Cul De Sac Location
- Hallway With Guest WC
- Spacious Lounge Diner
- Kitchen Diner
- 3 Good Sized Bedrooms
- Refitted Bathroom

Rednall Drive, Four Oaks, Sutton Coldfield, B75 5LG

Offers In Region Of  
 £385,000



## Property Description

Occupying a highly sought after quiet cul de sac location within Four Oaks 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 & Sutton Coldfield town centres. Approached via a driveway to the front the home is entered through a hallway with guest WC, a bright and spacious through lounge diner, a kitchen diner, on the first floor there are three great sized bedrooms and a refitted family bathroom and to complete the home there is a garage and enclosed private rear garden being ideal for the family buyer.

This home also offers further scope for extension subject to planning and must be viewed to appreciate the accommodation on offer.

In brief the home comprises:

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

**GUEST WC** A matching suite with a low level WC and wash hand basin.

**LOUNGE** 13' x 11' 6" (3.96m x 3.51m) A bright and spacious lounge with a deep walk in bay to the front aspect, a feature fireplace as the focal point, display shelves, coving, radiator and opening in to:

**DINING AREA** 12' x 11' 6" (3.66m x 3.51m) Having a raised feature fireplace as the focal point, built in storage cupboards, radiator, coving and a door to the rear garden.

**FITTED KITCHEN** 8' 2" x 16' 2" max 14' 6" min (2.49m x 4.93m max 4.42m min) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, built in double oven and gas hob with extractor fan over, display cabinets, sink and drainer unit, breakfast bar, space and plumbing for white goods, double doors to the rear garden and garage.

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

**BEDROOM ONE** 13' 2" x 10' (4.01m x 3.05m) Having a deep walk in bay to the front, built in wardrobes with shelving and hanging space and radiator.

**BEDROOM TWO** 13' 2" x 10' (4.01m x 3.05m) A further double bedroom with a window to the rear, spotlights, built in wardrobes and radiator.

**BEDROOM THREE** 8' 6" x 6' 9" (2.59m x 2.06m) Having a window to the front and radiator.

**LUXURY FAMILY BATHROOM** Refitted to include a matching white suite with an oversized bath and separate walk in shower cubicle, suspended wash hand basin with vanity storage beneath, integrate WC, heated towel rail and rear facing window.

**GARAGE** 17' x 12' tapering to 12' 6" (5.18m x 3.66m tapering to 3.81m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**OUTSIDE** To the rear of the home there is a lovely garden with a patio for entertaining, mainly lawned with mature trees and shrubs to the boundaries, Summer house and being ideal for the family buyer.



Council Tax Band C Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for O2, Vodafone, limited for EE, Three and data available likely for O2, Vodafone, limited for EE, Three  
 Broadband coverage - Broadband Type = Standard Highest available download speed 12Mbps. 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 1000 Mbps. 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.

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