

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



**LEGAL READY**

"How does this help me?"

The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed. In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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.

Energy Efficiency Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC www.epcau.com Not energy efficient - higher running costs A (92+) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)	
42	66

Four Oaks | 0121 323 3323



- A Beautiful 4 Bedroom Traditional Detached Family Home
- Many Original Features Throughout
- Three Reception Rooms
- Home Office/Play Room
- Fitted Kitchen & Utility Area

Hill Village Road, Four Oaks, Sutton Coldfield, B75 5BA

Offers In Region Of £725,000





## Property Description

Occupying a highly sought after and most convenient 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 which is on the doorstep. This beautiful traditional four bedroom detached family home retains many original features and has a beautiful landscaped rear garden and is also being sold with the benefit of having no upward chain. Approached via a driveway to the front the home is entered through a characterful hallway with access to three reception rooms and a home office, a country style fitted kitchen, utility and guest WC, on the first floor there are four bedrooms and a luxury family bathroom.

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

In brief the home comprises:

**HALLWAY** A lovely hallway with stained glass windows to the front, Oak flooring, a staircase rising to the first floor, radiator and doors to:

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

**FORMAL DINING ROOM** 14' 10" x 15' (4.52m x 4.57m) A lovely formal dining room with a deep walk in bay to the front aspect, a beautiful polished wooden fireplace with mirrored top, tiled hearth and copper fender and surround as the focal point, a beamed ceiling, picture rail and radiator.

**FORMAL LOUNGE** 15' 10" x 14' max (4.83m x 4.27m) A further lovely reception room with a deep bay to the rear and door providing views and access over the beautifully landscaped and private rear garden, an Inglenook fireplace as the focal point, radiator and picture rail.

**BREAKFAST/MORNING ROOM** 8' x 11' 10" (2.44m x 3.61m) A rear facing window, picture rail, radiator and a door to the fitted kitchen.

**FITTED KITCHEN** 21' x 8' (6.4m x 2.44m) This country style kitchen has a matching range of handmade wooden wall and base units with granite work tops over incorporating a Belfast sink, Range Cooker with extractor hood over, plumbing for dish washer, tiled floor, central heating radiator, side and rear facing double glazed windows, partly glazed door to outer lobby area and further door to the utility room.

### FIRST FLOOR

**LANDING** Access is gained via a return staircase with polished wooden balustrade and spindles, this split level landing has a loft hatch, side facing leaded window, double glazed velux window and a range of built in cupboards.

**BEDROOM ONE** 15' x 13' (4.57m x 3.96m) Having a front facing leaded bay window, central heating radiator, picture rail and cast iron fireplace with cupboards either side.

**BEDROOM TWO** 15' 10" x 10' max (4.83m x 3.05m) Having rear facing double glazed leaded bay window, central heating radiator and picture rail.

**BEDROOM THREE** 12' 10" x 8' (3.91m x 2.44m) Having a rear facing leaded window, central heating radiator and picture rail.

**BEDROOM FOUR** 8' x 11' 11" max (2.44m x 3.63m) Having a rear facing leaded window, central heating radiator and picture rail.

**LUXURY BATHROOM** 7' x 13' (2.13m x 3.96m) Having a bath with shower attachment, pedestal wash basin, low flush WC, chrome effect heated towel rail, separate shower cubicle

with Mira shower, tiling to floor and walls, one front facing obscure double glazed leaded window and one front facing double glazed leaded window.

### OUTSIDE

**SUPERB PRIVATE AND MATURE REAR GARDEN** This wonderful rear garden has a full width patio area leading to a lawn with gravel pathways either side and a wealth of mature borders, trees and shrubs, offering maximum privacy and a most picturesque and private setting

Council Tax Band F Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
 Mobile coverage - voice available likely for Three, O2, Vodafone limited for EE and data available likely for Three, limited for EE, O2, Vodafone.  
 Broadband coverage - Broadband Type = Standard Highest available download speed 17 Mbps. 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 100Mbps.  
 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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