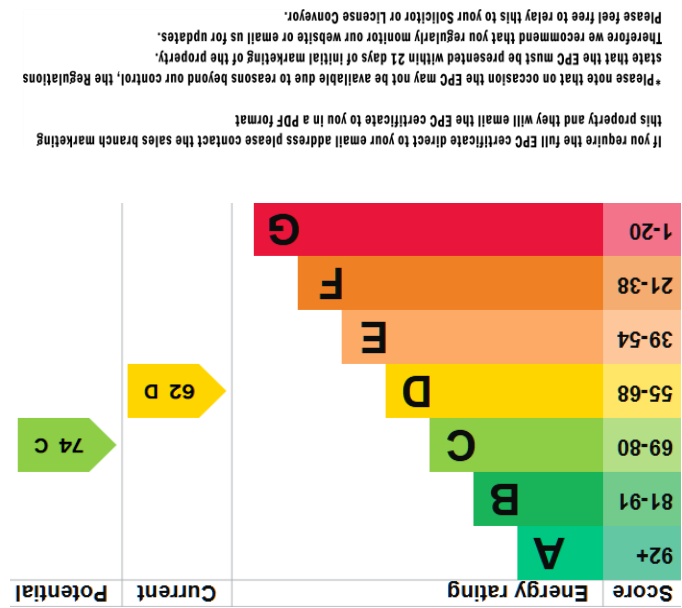


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Extended 3 Bedroom Family Home
- Lounge & Separate Dining Room
- Conservatory, Home Office/Snug With Shower Room Off

Whitehouse Crescent, Sutton Coldfield, B75 6ER

Offers In Region Of
 £450,000



Property Description

Occupying a highly sought after location within Sutton Coldfield 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. Approached via a driveway to the front the home is entered via a hallway with a guest WC, a formal lounge and separate dining room leading in to a conservatory, a separate home office/snug/playroom with shower room off, on the first floor there are three great sized bedrooms and a refitted luxury family bathroom and to complete the home there is a great sized private garden ideal for the family buyer.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED ENTRANCE PORCH

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

GUEST WC To include a low level WC, wash hand basin and side facing window.

LOUNGE 13' 8" x 10' 9" (4.17m x 3.28m) A lovely formal living room with a deep walk in bay to the front, a fireplace as the focal point and radiator.

DINING ROOM 11' 8" x 10' 9" (3.56m x 3.28m) Having a radiator and a sliding doors in to the conservatory.

CONSERVATORY 8' 3" x 8' 3" (2.51m x 2.51m) Enjoying views over the private rear garden and patio doors to the side.

OFFICE/PLAYROOM/SNUG 15' 3" x 7' (4.65m x 2.13m) Offering a multitude of uses with a window to the front, radiator and a door to the shower room.

SHOWER ROOM A matching suite with a walk in shower cubicle and wash hand basin.

FITTED KITCHEN 8' 2" x 12' 5" (2.49m x 3.78m) To include a matching range of wall and base mounted units with complementing work surfaces over, built in double oven and gas hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, rear facing window, radiator and a door to the covered side passage with a further door to the rear garden.

From the hallway a staircase rises to the first floor landing with a side facing window, loft access with pull down ladder and doors to:

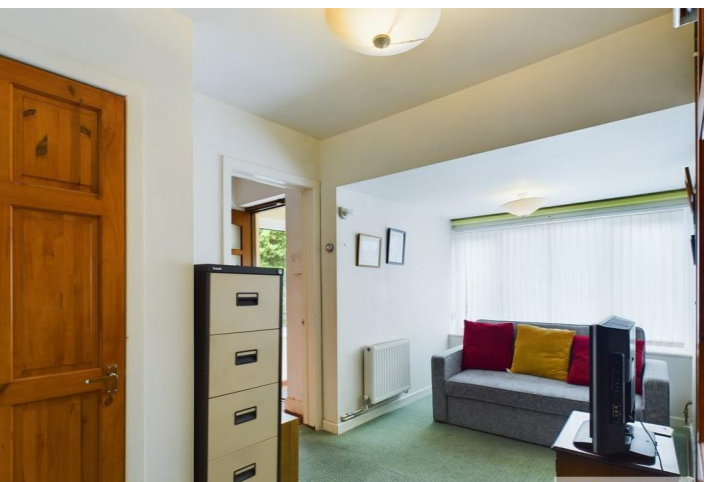
BEDROOM ONE 14' x 8' 9" (4.27m x 2.67m) A great sized bedroom with a deep walk in bay to the front aspect, a full length range of fitted wardrobes and radiator.

BEDROOM TWO 11' 7" x 10' 9" (3.53m x 3.28m) A further double bedroom with a window to the rear, full length fitted wardrobes and radiator.

BEDROOM THREE 8' 10" x 10' 10" (2.69m x 3.3m) Having a front facing window, radiator and fitted wardrobes.

FAMILY BATHROOM A luxury refitted suite to now include a panelled bath and fully enclosed corner shower cubicle, integrated vanity storage with wash hand basin and WC, airing cupboard, heated towel rail and two rear facing windows.

OUTSIDE To the rear of the home there is a lovely private garden which has a patio area for entertaining, mainly lawned with a variety of mature trees and flowering borders offering privacy and being ideal for the family buyer.



Council Tax Band E 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
 Broadband coverage - Broadband Type = Standard Highest available download speed 20 Mbps. Highest available upload speed 2Mbps.
 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.

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 Conveyer.