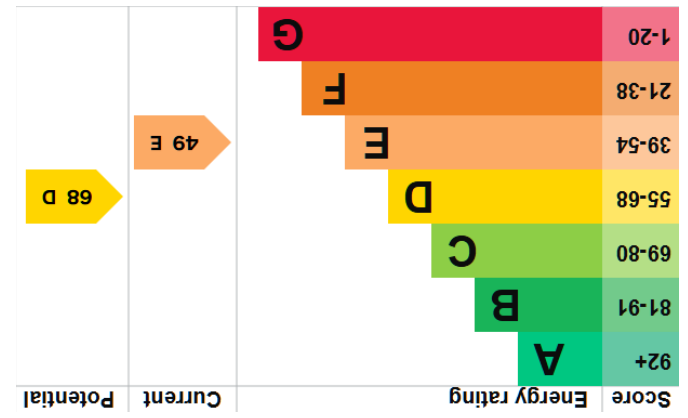


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Location
- Excellent School Catchment Area
- Hallway With Guest WC
- Lounge
- Extended Rear Reception Room



Moor Meadow Road, Sutton Coldfield, B75 6BU

Offers In Region Of £440,000



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 centre. This family home offers further potential to extend subject to planning and must be viewed to appreciate the accommodation on offer. Approached via a driveway to the front the home is entered through an enclosed porch leading to a hallway with a guest WC, a reception room to the front, an extended formal living to the rear, fitted kitchen diner and covered side passage, on the first floor there are 3 double bedrooms and a family bathroom with separate WC. To complete the home there is a great sized private garden and garage.

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 PORCH

ENTRANCE HALLWAY A welcoming reception hallway with a staircase rising to the first floor landing with useful cupboard beneath, radiator and doors to:

GUEST WC A low level WC, wash hand basin and window to side.

FRONT RECEPTION ROOM 13' x 12' 3" (3.96m x 3.73m) Having a window to the front and two further windows to the side, radiator and a door in to the rear reception room.

REAR RECEPTION ROOM 19' 1" x 10' 1" (5.82m x 3.07m) An extended reception room offering a multitude of uses with windows to the rear and sides allowing views over the private garden, coving and a door in to the kitchen diner.

KITCHEN DINER 9' 7" x 15' 8" (2.92m x 4.78m) To include a matching range of wall and base mounted units with complementing work surfaces over, space for an oven with extractor fan over, plumbing and space for white goods, sink and drainer unit, ample space for a dining table and chairs for casual dining and a door to the covered side passage with access to both the front and rear of the property and a useful rear storage cupboard.

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

BEDROOM ONE 13' x 12' 3" (3.96m x 3.73m) A large master bedroom with a range of fitted wardrobes with shelving and hanging space, a front facing window and radiator.

BEDROOM TWO 10' 2" x 12' 6" (3.1m x 3.81m) Having a rear facing window, fitted wardrobe and radiator.

BEDROOM THREE 13' 8" x 9' 2" (4.17m x 2.79m) Having a window to the front, radiator and fitted wardrobe.

FAMILY BATHROOM Includes a matching white suite with a panelled bath with shower over, wash hand basin, radiator, a window to the rear and a separate WC off the main landing.

GARAGE Remains unmeasured so buyers need to check the suitability for their own

vehicle/usage.

OUTSIDE To the rear of the home there is a good sized private garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries 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 likely available for O2 and Vodafone, limited for EE and Three and data limited for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 74 Mbps. Highest available upload speed 20 Mbps.

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

Networks in your area - Openreadt, 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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