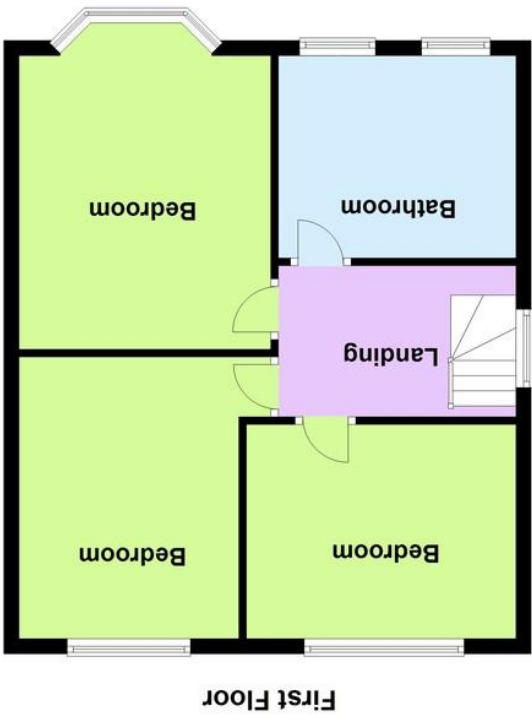


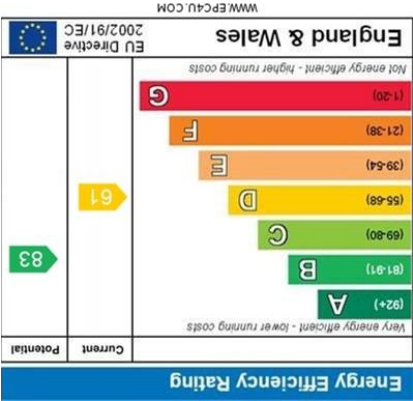
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- Extended 3 Bedroom Traditional Family Home
- Beautifully Presented Throughout
- Hallway With WC
- 2 Formal Reception Rooms



Barnard Road, Sutton Coldfield, B75 6AR

Offers In Excess Of
£500,000



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 centres. This beautifully presented and thoughtfully extended three bedroom traditional family home retains much character whilst combining the convenience of modern day living. Approached via a deep driveway to the front the home is entered via an enclosed porch leading to a hallway with guest WC, a formal lounge to the front and separate dining room to the rear, an extended kitchen diner, utility room and covered lean to, on the first floor there are three bedrooms and a luxury family bathroom, to complete the home there is a tandem garage and a large private garden.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious hallway with a returning Oak staircase rising to the first floor, wooden flooring, coving, radiator, spotlights and doors to:

GUEST WC A white suite with low level WC and wash hand basin.

FORMAL LOUNGE 12' 1" x 10' 2" (3.68m x 3.1m) A great sized formal living room with a deep walk in bay to the front aspect, radiator, spotlights, coving and doors leading in to the dining room:

DINING ROOM 13' 2" x 11' 1" (4.01m x 3.38m) Having patio doors providing access and views over the large rear garden, radiator, coving and a door returning back in to the hallway.

EXTENDED KITCHEN DINER 16' 1" x 10' 2" max (4.9m x 3.1m) To include a stylish and comprehensive range of matching high gloss wall and base mounted units with complementing wooden work surfaces over, integrated double oven and gas hob with extractor fan over, integrated microwave oven, sink and drainer unit, window to rear, tiled flooring, spot lights, space for an American style fridge freezer, ample space for a table and chairs for casual dining and a door to the utility room.

UTILITY ROOM A further matching range of wall and base mounted units, sink and drainer unit, plumbing and space for white goods, a door to the garden and door to the covered side/bin store with a further door to the front.

From the hallway a returning staircase rises to the first floor landing with a stained glass window to the side and doors to:

BEDROOM ONE 12' 1" max x 13' 2" (3.68m x 4.01m) A large master bedroom with a deep walk in bay to the front, full length fitted wardrobes with shelving, hanging and storage space, radiator, spotlights and coving.

BEDROOM TWO 11' 7" x 13' 2" (3.53m x 4.01m) A further double bedroom also having fitted wardrobes, spotlights, coving and rear facing window.

BEDROOM THREE 8' 6" max x 11' 6" max (2.59m x 3.51m) Having a rear facing window, radiator and useful storage cupboard.

LUXURY FAMILY BATH ROOM To include a matching suite with a panelled bath and separate walk in tiled shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and radiator, spot lights, two front facing windows and a further window to the side.

GARAGE A tandem garage which remains unmeasured so buyers need to check the suitability for their own vehicle/needs.
(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 private rear garden with a large patio area for entertaining, a great sized patio leads to a lawned area with mature trees and shrubs to the borders allowing maximum 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 likely available for EE and O2, limited for Three and Vodafone and limited data available 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 80 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 - Virgin Media, 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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

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

WANT TO SELL YOUR OWN PROPERTY?
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