

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.
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Please feel free to relay this to your Solicitor or License Conveyor.

Four Oaks | 0121 323 3323



- Fully Refurbished 4 Bedroom Detached Home
- NO UPWARD CHAIN
- Open Plan Kitchen Diner/Family Room
- Utility Room
- 2 Luxury Bathrooms

Hillmorton Road, Four Oaks, Sutton Coldfield, B74 4SH

£600,000

Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

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 Sutton Coldfield town centres. This beautiful home has been thoughtfully and expensively remodelled by the current owners to provide spacious and versatile living accommodation with luxurious interiors and would appeal to the discerning family buyer, young professionals or for those looking to downsize without having to compromise on their standards of living. Approached via a large driveway to the front and side which is nicely concealed from the road with landscaped borders, the home is entered via a hallway with access to two double bedrooms and a luxury shower room, a superb open plan multifunctional kitchen, living and dining room with separate utility room off, on the first floor there is a landing feature window overlooking the front, access to two further double bedrooms and a luxury family bathroom.

Homes of this size and standard are extremely rare to the market and is also being sold with the benefit of having no upward chain.

In brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, hardwood flooring, a useful cloaks cupboard, radiator and doors to:

OPEN PLAN KITCHEN/LIVING/DINING ROOM A large multifunctional living and entertaining space with defined areas, the fitted kitchen includes a stylish and comprehensive range of wall and base mounted units with complementing Minerva worktops, expensive AEG integrated appliances to include an oven and hob with extractor fan over, microwave oven, fridge freezer and wine cooler, dish washer, Belfast sink, breakfast bar opening in to the large lounge and dining area with hardwood flooring and spotlights throughout, designer radiator and useful storage cupboard, full width bi-folding doors open in to the private rear garden and patio and a further opening off the lounge area leads in to the utility room.

UTILITY ROOM To include a further range of contemporary wall and base mounted units with complementing work surfaces, plumbing and space for white goods and a door to the rear garden.

GROUND FLOOR BEDROOM/SITTING ROOM A versatile living space with a window to the side aspect, spot lights overhead, radiator and could easily be used as a further sitting room/dining room or bedroom.

GROUND FLOOR BEDROOM A further double bedroom with a window to the side, radiator and spot lights.

LUXURY SHOWER ROOM A luxury shower room which includes a double width walk in shower cubicle with tiled walls and full height glass partition, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and LED mirror.

From the hallway an Oak and glass balustrade staircase rises to the first floor landing with an Apex feature window to the front aspect and doors to:

BEDROOM A large bright and airy bedroom with a panelled wall as the focal point, two Velux window and further side window allow natural light, full height radiator, spot lights overhead and ample space for freestanding/built in furniture.

BEDROOM A further double bedroom with a Velux window and further side facing window, full height radiator, eaves storage and spot lights.

LUXURY FAMILY BATHROOM To now include a luxurious white suite with a standalone bathtub and separate double walk in shower cubicle with full height glass partition, floating

wash hand basin with concealed storage mirror over, integrated WC, heated towel rail, spotlights and side facing window.

OUTSIDE There is a well maintained garden with a patio area for entertaining, a lush lawn with fenced boundaries, access to the front of the property, fenced 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 Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2 Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9Mbps.
Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.
Networks in your area - 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.

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