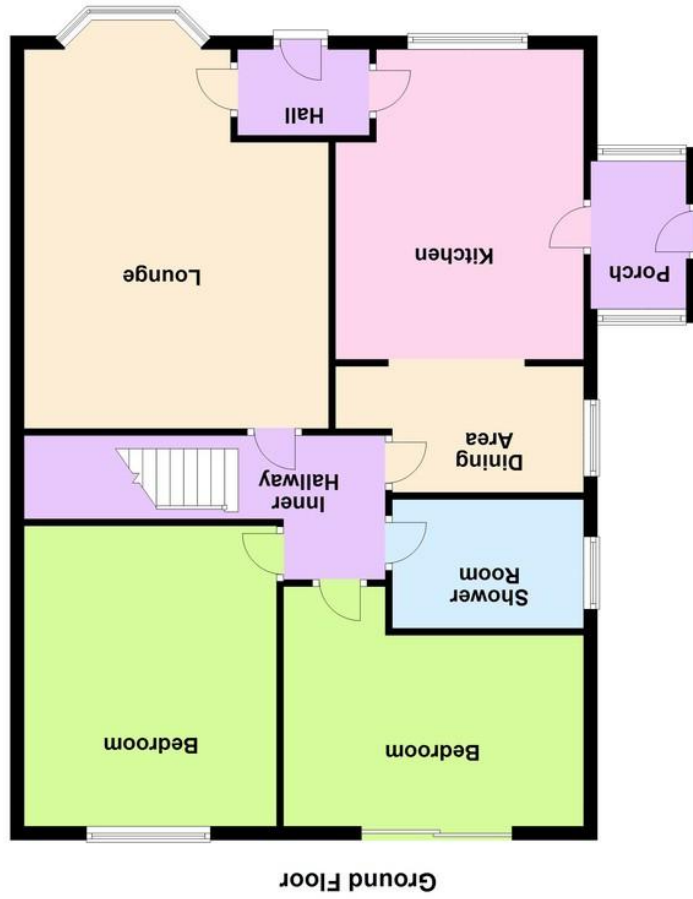
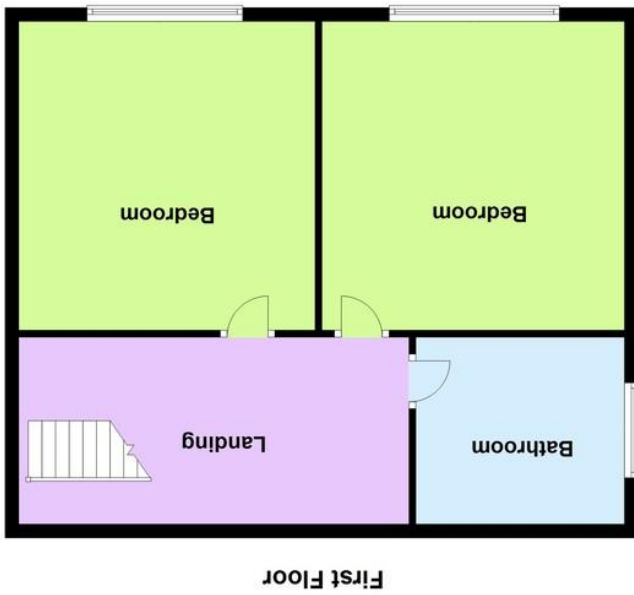


**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE. THIS IS AN APPROXIMATE**



LEGAL READY

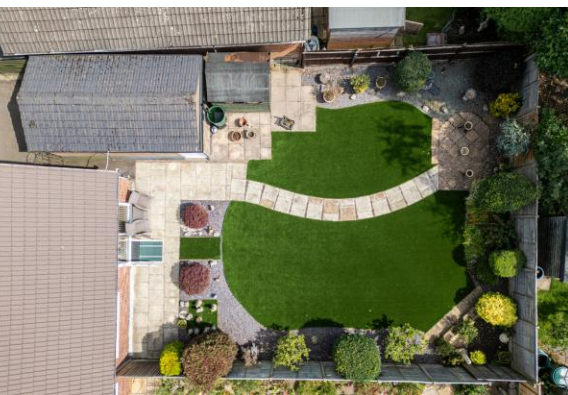
"How does this help me?"

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 Conveyer.

Four Oaks | 0121 323 3323



- Highly Sought After Location
- Beautifully Presented Throughout
- 4 Double Bedrooms
- 2 Bathrooms
- Refitted Kitchen
- Spacious Lounge

Sharrat Field, Four Oaks, Sutton Coldfield, B75 6QT

Offers In Region Of
 £450,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Occupying a highly sought after location and being ideally positioned 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 superb former bungalow offers versatile and spacious living accommodation and would make a lovely family home or would also suit those looking to downsize without having to compromise on their standards of living. Approached via a driveway with parking for a number of vehicles and a landscaped front garden, the home is entered through a hallway with access to a large formal lounge and expensively refitted kitchen diner, two double ground floor bedrooms and a shower room, on the first floor there are a further two double bedrooms and a family bathroom and to complete the home there is a garage and private landscaped rear garden.

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

In brief the accommodation comprises:

ENTRANCE HALL Having parquet flooring, useful cloak cupboard and doors to the lounge and kitchen.

FORMAL LOUNGE 19' 1" x 12' (5.79m x 3.66m) A great sized formal living room with a bay window to the front aspect, a feature fireplace as the focal point, two radiators, parquet flooring and door to the inner hallway.

REFITTED KITCHEN DINER 15' 5" x 8' 7" (4.7m x 2.62m) plus dining area 8' 6" x 8' 8" To include a stylish range of high gloss wall and base mounted units with complementing work surfaces over, integrated oven and hob, integrated washer dryer, fridge and dish washer, sink and drainer unit, windows to front and side, radiator, Amtico flooring and an archway in to the dining area with a window to the side, radiator and sliding door in to the inner hallway.

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

BEDROOM ONE 14' 4" x 9' 1" to wardrobes (4.37m x 2.74m) A great sized bedroom with a range of fitted furniture with shelving and hanging space, a window to the rear and radiator.

BEDROOM TWO 9' 1" x 10' (2.77m x 3.05m) A further double room offering a multitude of uses with fitted wardrobes and sliding patio doors providing access and views over the landscaped garden.

WET ROOM A matching suite with built in vanity storage with wash hand basin, low level WC, radiator and side facing window.

On the first floor there is a spacious landing with eaves storage and doors to:

BEDROOM 14' 1" x 10' 7" (4.29m x 3.23m) Having a window to the front and radiator.

BEDROOM 14' x 8' 7" (4.27m x 2.62m) Having a window to the front and radiator.

BATHROOM A matching white suite with a corner Jacuzzi bath with telephone tap attachment, a low level WC, wash hand basin, radiator and side facing window.

GARAGE 18' 6" x 9' 8" (5.64m x 2.95m) (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 great sized private low maintenance garden with fenced boundaries, an Astro turf lawn with landscaped flower beds, a patio area for entertaining and access to the garage and front of the home.

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - limited voice and data available for EE, Three, O2 and Vodafone

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 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.

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WANT TO SELL YOUR OWN PROPERTY?
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