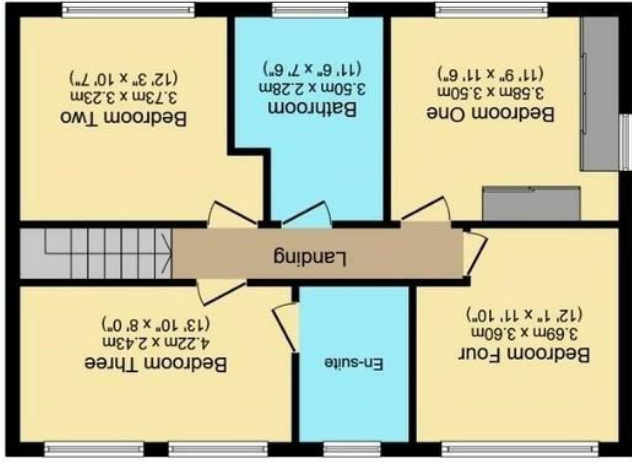


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

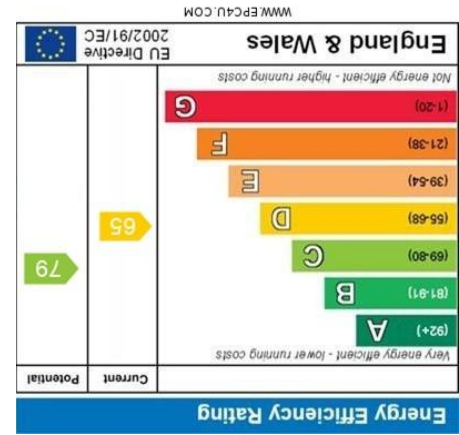
First Floor



Ground Floor



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.



Boldmere | 0121 321 3991



- FOUR DOUBLE BEDROOM DETACHED HOME
- UNDER FLOOR HEATING THROUGHOUT GROUND FLOOR
- MODERN KITCHEN / FAMILY / DINING
- COFFEE / DRINKS STATION

Oakhurst Road, Sutton Coldfield, B72 1EJ

Offers In Excess Of
 £650,000

Property Description

This is one home you do not want to miss out on, fabulously well presented four double bedroom detached home in this ever popular location. This home comes with modern living and benefits from under floor heating throughout the downstairs, open plan kitchen, dining, family and even has a wonderful coffee station area. The lounge is something else as its very spacious with two French doors onto the garden. The first floor greets you with the same luxury feel with a spacious landing leading into four double bedrooms one with en suite and very generous bathroom with separate shower. Why not relax in the fantastic garden with Indian slate patio, landscaped lawn area and fish pond, this home is ideally located for all amenities in Wylde Green and Sutton Coldfield. DO NOT MISS OUT Call Green and Company to arrange your viewing.

Approached via block paved driveway suitable for ample parking, with lawn area and trees and shrubbery into:-

PORCH With blinds leading to:-

HALLWAY With polished marble effect porcelain tiles, benefitting from under floor heating, under stairs storage, cloaks cupboard, WC with tiled floor, high level WC, tiled walls, window to side, glass corner basin and radiator, opening into:-

KITCHEN / FAMILY / DINING 28' 6" max x 23' 5" max (8.69m x 7.14m) Family area has polished porcelain marble flooring, spotlights, opening to coffee station area, window to front with venetian blinds, leading through to kitchen with modern units, pull out larder spice rack, integrated dishwasher, washing machine and tumble dryer, double oven, five ring gas hob, feature extractor, pastel green metro wall tiling, island with additional cupboards and useful pull out bin, window to front with venetian blinds and leading through to dining area with polished marble porcelain tiles and under floor heating, patio doors onto garden with blinds.

LOUNGE 20' 5" x 19' 11" (6.22m x 6.07m) This lounge is very spacious and benefits from under floor heating, spotlights and two sets of French doors onto garden.

LANDING Accessed via the stairs with feature window to side offering light, generous landing with doors to bedrooms one, two, three, four and bathroom.

BEDROOM ONE 11' 9" x 11' 6" (3.58m x 3.51m) With fitted wardrobe, spotlights, windows to front and side with blinds.

BEDROOM TWO 12' 3" x 10' 7" (3.73m x 3.23m) Window to front, radiator, venetian blinds and single walk in wardrobe.

BEDROOM THREE 13' 10" x 8' (4.22m x 2.44m) Having fitted wardrobe, two windows to rear with blinds, radiator and spotlights and door to:-

EN SUITE Benefiting walk-in shower tray with screen, fully tiled walls, tiled floor, mixer shower, window to rear, spotlights, floating vanity sink, wc.

BEDROOM FOUR 12' 1" x 11' 10" (3.68m x 3.61m) With two windows to rear with blinds, radiator.

BATHROOM Another generous room with corner bath, corner shower cubicle, electric shower, spotlights, tile floor and walls, feature radiator, wash basin and pedestal, wc and window to front.

GARDEN is a wonderful space and offers relaxing outdoor living, Indian slate patio with landscaped lawn and pathway to rear of garden with additional seating area and two sheds, there is an apple, cherry and plum tree situated in the garden and fish pond. Definitely somewhere to spend those sunny evenings relaxing, there is also a useful storage room to the side of the home with doors to front and rear for easy access.

Council Tax Band E- Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 128 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 - 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

WANT TO SELL YOUR OWN PROPERTY?

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991

