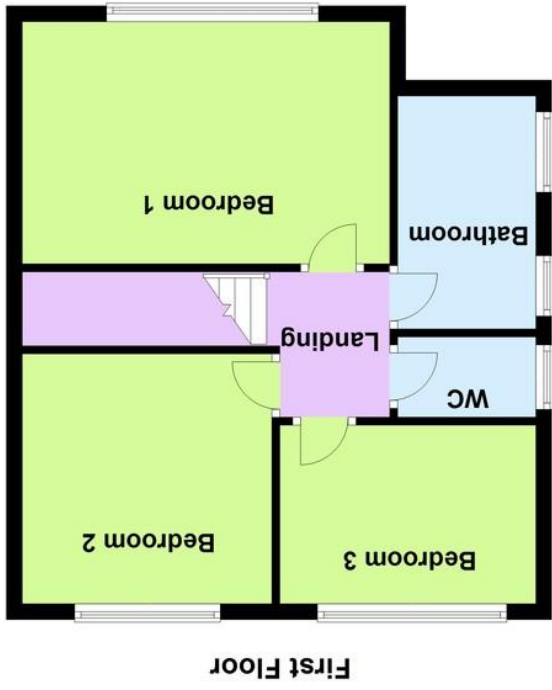


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Family Home
- Open Plan Kitchen Diner/Family Room
- Utility Room & Lean To
- Ground Floor Shower Room & WC

Ley Hill Road, Four Oaks, Sutton Coldfield, B75 6TF

£460,000



## 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 beautiful family home has been thoughtfully and expensively extended and is approached by a sweeping driveway, internally there is a hallway with access to a playroom/snug, a beautiful open plan kitchen/living and dining room, a large utility room with shower room and guest WC off and a side lean to, on the first floor there are three great sized bedrooms and a family bathroom with separate WC and to complete the home there is a large private garden with a gate to a coppice beyond.

Being sold with the benefit of having no upward chain early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

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

**SITTING/PLAYROOM/SNUG** 9' x 8' 4" (2.74m x 2.54m) Offering a multitude of uses and having a window to the front, a media wall with inset down lighting, coving, radiator and a door in to the utility room.

**OPEN PLAN KITCHEN/LIVING/DINING ROOM** 21' x 18' 11" max (6.4m x 5.77m) A large multifunctional living and entertaining space, the modern kitchen includes a stylish and comprehensive range of contrasting wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated double oven and induction hob with extractor fan over, integrated dish washer and instant hot water tap, breakfast bar opening in to the dining and living room with full width bi-folding doors providing access to and views over the lovely rear garden, orangery lantern light and further obscured window to the side, spot lights and tiled flooring throughout and a door to the utility room.

**UTILITY ROOM** 18' x 5' 6" max (5.49m x 1.68m) A further extensive range of wall and base mounted units with complementing work surfaces over and tiled splash backs, sink and drainer unit, plumbing and space for white goods, radiator, tiled flooring, spot lights and a door to the lean to and shower room.

**LEAN TO** 8' 10" x 12' 4" (2.69m x 3.76m) Windows to three sides, sink and drainer unit, tiled flooring and side access

**GUEST WC & SHOWER ROOM** To include a matching white suite with a fully enclosed corner shower cubicle, wash hand basin, low level WC and heated towel rail.

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

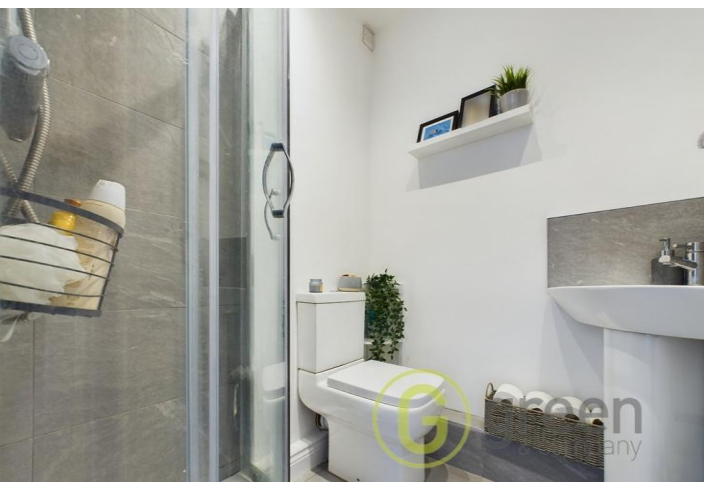
**BEDROOM ONE** 9' 3" x 14' 4" (2.82m x 4.37m) A large master bedroom with a useful storage cupboard, window to the front and radiator.

**BEDROOM TWO** 11' 3" x 10' 6" (3.43m x 3.2m) A further double bedroom to the rear, radiator and built in storage cupboard.

**BEDROOM THREE** 7' 6" x 8' 11" (2.29m x 2.72m) Having a window to the rear and radiator.

**FAMILY BATHROOM** To include a matching white suite with a corner shower cubicle, three quarter panelled bath, wash hand basin, side window and heated towel rail, a separate guest WC is also off the main landing.

**OUTSIDE** To the rear of the home there is beautiful private garden with a large patio area for entertaining, a large lawned area surrounded by mature trees, shrubs and flowering borders with a gate providing access to a coppice and providing a most private and picturesque setting, ideal for the family buyer.



Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.

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

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

Broadband Type = Superfast Highest available download speed 59Mbps. Highest available upload speed 16Mbps.

Broadband Type = Ultrafast Highest available download speed 100Mbps. Highest available upload speed 220Mbps.

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.

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

\*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.

