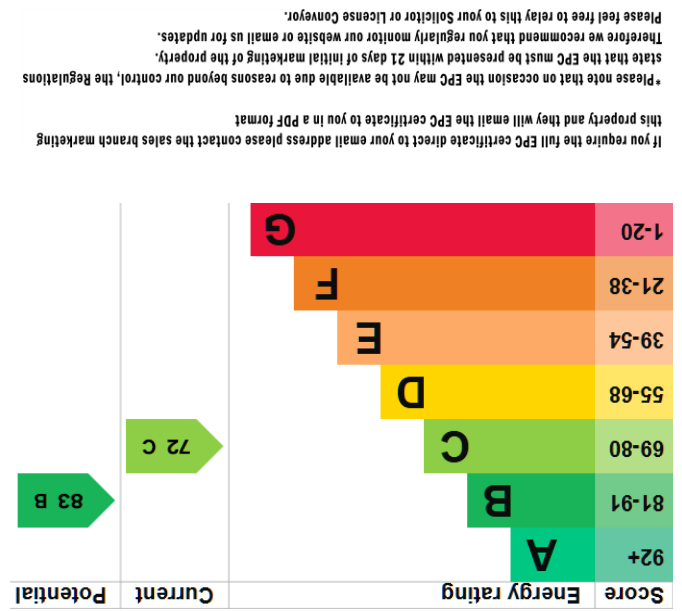


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



Four Oaks | 0121 323 3323



- Highly Sought After Location
- 4 Bedroom Executive Detached Family Home
- 2 Formal Reception Rooms
- Conservatory & Sitting Room
- 4 Good Sized Bedrooms
- Master With En Suite Shower Room

Hill Hook Road, Four Oaks,
 Sutton Coldfield, B74 4XA

£650,000



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 & Sutton Coldfield town centres. This four bedroom extended detached family home is approached via a driveway to the front and is entered through an enclosed porch leading to a hallway with guest WC, a spacious lounge with separate dining room leads to a conservatory overlooking the landscaped rear garden, a fitted kitchen and separate sitting room off, on the first floor there are four bedrooms the master has a luxury en suite and refitted family shower room, to complete the home there is a garage and beautiful 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:

ENCLOSED PORCH

HALLWAY Having a staircase rising to the first floor with useful storage cupboard beneath, radiator, double oak doors leading in to the formal lounge and a door to:

GUEST WC A white suite with low level WC, wash hand basin, radiator, spot lights, fully tiled walls and flooring and a front facing window.

FORMAL LOUNGE 20' x 13' 6" (6.1m x 4.11m) A large formal lounge and being ideal for entertaining with a deep walk in bay to the front aspect, a raised feature fireplace as the focal point, two radiators, coving and a door to the formal dining room.

DINING ROOM 11' x 10' 10" (3.35m x 3.3m) Having tiled flooring, radiator, coving and sliding patio doors to the Conservatory.

CONSERVATORY 11' x 9' 10" (3.35m x 3m) Having tiled flooring, patio doors to the rear with access and views over the private landscaped garden.

FITTED KITCHEN 17' max x 8' 8" (5.18m x 2.64m) To include a stylish range of matching wall and base mounted units with complementing granite work surfaces over and under cupboard lighting, integrated double oven and hob with extractor fan over, integrated dishwasher, sink and drainer unit, a window to the rear and opening in to the sitting room.

SITTING ROOM 12' x 7' 10" (3.66m x 2.39m) Offering a multitude of uses and currently a sitting room with patio doors overlooking the lovely rear garden, radiator, tiled flooring and door in to the garage.

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

BEDROOM ONE 10' x 13' 9" (3.05m x 4.19m) A large master bedroom with a range of fitted wardrobes with shelving and hanging space, a rear facing window and a door to the en suite.

EN SUITE Having a double width fully tiled walk in shower cubicle, wash hand basin, low level WC, heated towel rail and window to the rear.

BEDROOM TWO 10' x 11' (3.05m x 3.35m) A further double bedroom with fitted wardrobes a window to the front and radiator.

BEDROOM THREE 9' x 9' 9" (2.74m x 2.97m) Having a window to the rear and radiator.

BEDROOM FOUR 8' x 8' 8" (2.44m x 2.64m) Having a window to the front and radiator.

SHOWER ROOM A luxury shower room with a double walk in shower cubicle with full height glass partition, suspended wash hand basin with vanity storage beneath, integrated WC, side window and radiator.

GARAGE (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 beautiful private garden with a patio area for



entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering 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 available likely for Three, limited for EE, O2, Vodafone and data available likely for Three, limited for EE, O2

Broadband coverage - Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.5Mbps.

Broadband Type = Superfast Highest available download speed 80 Mbps. Highest available upload speed 20Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. 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.

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.