

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

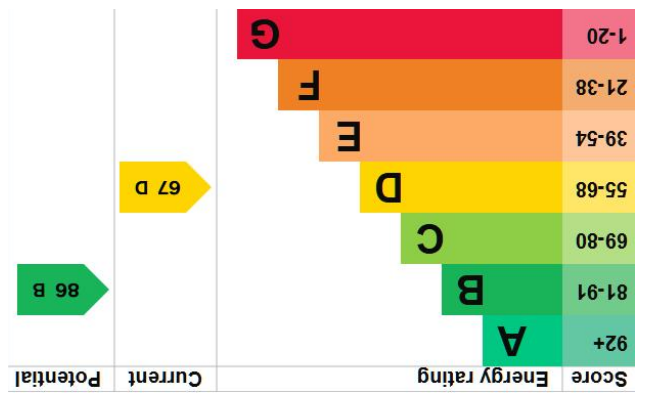


"How does this help me?"
LEGAL READY

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.

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.

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.



Four Oaks | 0121 323 3323



- Highly Sought After Location
- Three Bedroom Bungalow
- Large Driveway
- Spacious Lounge
- Fitted Kitchen
- Family Bathroom

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

Offers In Region Of
 £360,000





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. A approached via a deep block paved driveway to the front and having shared side access to the rear garage, the bungalow is entered via an enclosed porch leading to a hallway with excellent storage, a lovely sized formal lounge and fitted kitchen, two/three bedrooms, bedroom three is currently used as a dining room, a bathroom and separate WC, to complete the home there is a great sized private garden and garage.

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

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious hallway with coving, radiator, storage and double doors to the formal lounge.

FORMAL LOUNGE 11' 5" x 16' 6" (3.48m x 5.03m) A large formal lounge with a deep walk in bay to the front aspect, a further side window allows natural light, coving and radiator.

KITCHEN 8' 10" x 9' 1" (2.69m x 2.77m) To include a range of matching wall and base mounted units with complementing work surfaces over, space and plumbing for white goods, tiled splash backs, sink and drainer unit, side facing window and radiator.

BEDROOM ONE 10' 3" x 13' 8" (3.12m x 4.17m) Having a window to the rear and radiator.

BEDROOM TWO 8' x 10' 3" (2.44m x 3.12m) Having a window to the rear and radiator.

BEDROOM THREE 10' x 10' 4" (3.05m x 3.15m) Currently used as a dining room with a front facing window and radiator.

BATHROOM Comprising a white suite with a panelled bath and wash hand basin, a separate WC is off the hallway.

GARAGE Approached via a shared side driveway to the side.

GARDEN A private garden with a patio area for entertaining, mainly lawned with fenced boundaries and offering privacy.

Council Tax Band D Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.



Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, 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 80 Mbps. Highest available upload speed 20Mbps.
 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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