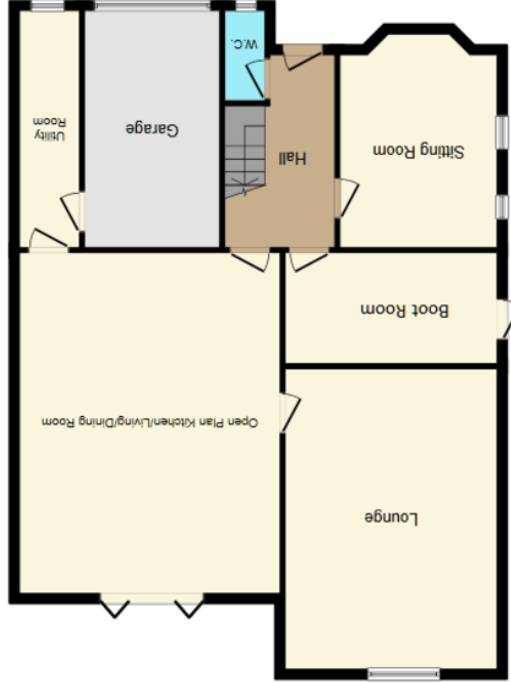


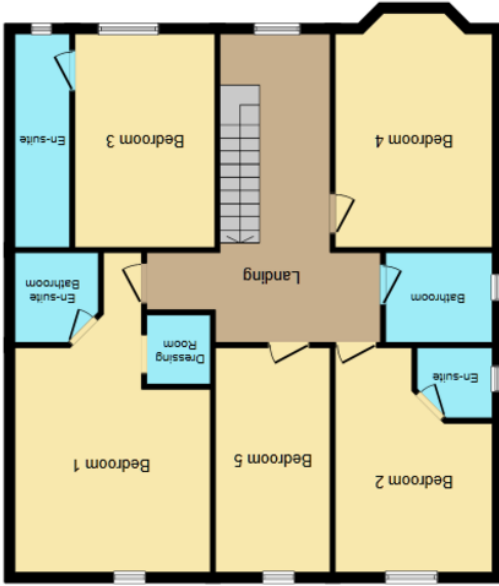
**GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE**

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Ground Floor



First 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 Conveyor.



Four Oaks | 0121 323 3323



- Vastly Extended 5 Bedroom 4 Bathroom Family Home
- Two Formal Reception Rooms
- Large Open Plan Kitchen/Dining/Family Room
- Utility Room & Guest WC
- Five Great Bedrooms Master With Dressing Room & En Suite

Whitehouse Common Road,
 Sutton Coldfield, B75 6DU

Offers In Region Of
 £785,000



Property Description

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

Green and Company are delighted to offer to the market this amazing vastly extended 5 double bedroom executive detached family home situated within a highly sought after area of Sutton Coldfield. 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 Sutton Coldfield Town Centre. Having undergone an extensive redevelopment program by the current owners to create an incredible large family home that only internal viewing will reveal the wealth of accommodation on offer. Approached via a large driveway to the front the home is entered via a panelled hallway with a guest WC, a sitting room to the front, a multi purpose office/playroom, a hugely extended kitchen/dining/family room, a separate extended formal lounge and utility room. On the first floor there are 5 double bedrooms, 3 having en suite facilities, the master having a walk in dressing room, and a luxury family bathroom. To complete the home there is a garage and a fantastic sized 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 HALLWAY Having a staircase rising to the first floor, wood panelling to the walls with a picture rail, radiator, useful storage cupboard and doors to:

GUEST WC To include a white suite with integrated low level WC, Suspended wash hand basin with water fall tap, a front facing window and designer radiator.

SITTING ROOM 14' 1" to bay x 12' (4.29m x 3.66m) Having a deep walk in bay to the front, 2 side windows allowing natural light, coving and radiator.

OFFICE/PLAYROOM 9' 5" x 15' 2" (2.87m x 4.62m) Offering a multitude of uses with a door to the side, designer radiator and spot lights over head.

KITCHEN/DINING/LIVING ROOM 25' 2" max 15' 7" min x 20' 6" (7.67m max 4.75m min x 6.25m) A spectacular multifunctional living space, the kitchen includes a comprehensive range of contemporary high gloss wall and base mounted units with complementing work surfaces over, integrated double oven, a large central island with induction hob and extractor fan over, integrated dish washer and fridge freezer, sink and drainer unit, opening in to the living and dining area with full width bi folding doors with direct access and views over the large private rear garden, spot lights over head and integrated speaker system, 2 windows to the side allowing natural light, tiled flooring with under floor heating and doors to the lounge & utility room.

UTILITY ROOM 14' 6" x 4' 5" (4.42m x 1.35m) To include a further range of matching base units with complementing work surfaces over, sink and drainer unit, plumbing and space for white goods, tiled flooring with under floor heating, spotlights and a window to the front.

FORMAL LOUNGE 19' 9" x 12' 8" (6.02m x 3.86m) A superb sized formal lounge with a window overlooking the rear garden, tiled flooring with under floor heating and spotlighting to the rear.

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

BEDROOM ONE 17' 8" to walkway x 11' 9" (5.38m x 3.58m) A large master suite with a window to the rear, a walk in dressing room (5ft 11 x 6ft8 (1.8m x 2.03m)) and a door to the luxury en suite bathroom.

EN SUITE BATHROOM Beautifully appointed to include a luxury white suite with an over sized free standing bath with water fall tap, a double width walk in shower cubicle with dual shower heads, a concealed low level WC, a suspended wash hand basin with vanity storage beneath, a side window, fully tiled walls and flooring and designer radiator.

BEDROOM TWO 15' 6" x 11' 8" (4.72m x 3.56m) max A large double bedroom with a window to the rear, radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM To include a white suite with double width walk in shower cubicle with full height glass screen, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and window to the side.

BEDROOM THREE 11' 4" x 8' 10" (3.45m x 2.69m) Having a window to the front, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A further luxurious suite with a double width walk in shower cubicle with full height glass screen and dual shower heads, suspended wash hand basin with vanity storage beneath, low level WC, tiled flooring, heated towel rail and a window to the side.

BEDROOM FOUR 16' 4" x 9' 8" (4.98m x 2.95m) Having a window to the rear and radiator.

BEDROOM FIVE 14' 2" to bay x 11' 10" (4.32m x 3.61m) Having a deep walk in bay to the front and radiator.

FAMILY BATHROOM A luxury white suite to include an oversized deep bath with shower head attachment and water fall tap, a double width walk in shower cubicle with full height glass screen and dual shower heads, suspended wash hand basin with vanity storage beneath, low level WC, fully tiled walls and flooring, spot lights and a side window and designer radiator.

GARAGE Remains unmeasured (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 property there is a very large private garden with a renewed large patio for entertaining accessed via the kitchen diner, mainly laid to lawn with mature trees and shrubs to the boundaries offering maximum privacy and 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 but limited for EE, Three, O2, Vodafone and data available but limited for EE, Three, O2.

Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.

Broadband Type = Superfast Highest available download speed 56Mbps. Highest available upload speed 14Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100Mbps.

Networks in your area - Virgin Media, Opreach

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

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