

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



LEGAL READY

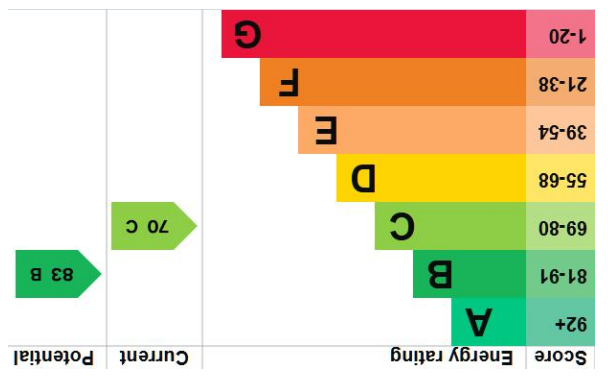
"How does this help me?"

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.

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 Quiet Cul De Sac Location
- Beautifully Presented Throughout
- Spacious Hallway & Formal Lounge
- Open Plan Kitchen/Dining/Family Room

Garnett Drive, Sutton Coldfield, B75 6AG

Offers In Region Of
 £475,000

Property Description

Occupying a highly sought after quiet cul de sac 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. No expense has been spared to create a beautiful family home and offers versatile living accommodation coupled with stylish interiors, the home is approached via a re-laid driveway and is entered through an enclosed porch leading to a spacious hallway with a formal lounge to the front, a superb expensively fitted kitchen/dining and family to the rear leading in to a utility room with butler's pantry and guest WC and shower room, on the first floor there are three double bedrooms and a luxury family bathroom and to complete the home there is a garage and a private landscaped rear garden.

Homes of this size and standard with this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENCLOSED PORCH

HALLWAY A spacious entrance hallway with half panelled walls a traditional radiator, wood effect flooring and doors to:

FORMAL LOUNGE 13' 10" x 14' 3" (4.22m x 4.34m) Having a window to the front aspect, traditional radiator, picture rail, coving and wood effect flooring.

OPEN PLAN KITCHEN/LIVING/DINING ROOM 13' 10" x 14' 5" (4.22m x 4.39m) plus 10' 11" x 8' 7" (3.33m x 2.62m)

A superb open plan kitchen, living and dining room and ideal for entertaining, the expensively fitted kitchen now includes a comprehensive range of matching wall and base mounted units with complementing work surfaces over and contemporary tiled splash backs, integrated double oven and gas hob with extractor fan over, sink and drainer unit, breakfast bar, under cupboard and plinth lighting, designer radiator and rear facing window opening in to the spacious living and dining area with bi-folding doors leading out to the private landscaped garden, a further designer radiator, coving and wood effect flooring throughout and opening in to:

UTILITY ROOM 7' 9" x 12' 11" (2.36m x 3.94m) To also include a matching range of expensive wall and base mounted units with matching work surfaces over, under cupboard and plinth down lighting, stylish contemporary splash backs, sink and drainer unit, built in Butlers Pantry, side facing window, space and plumbing for white goods an overhead skylight and a door to the guest WC and shower room.

GUEST WC & SHOWER ROOM Having a matching white suite with a double width fully tiled walk in shower cubicle, wash hand basin with vanity storage beneath, low level WC, heated towel rail and rear facing window.

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

BEDROOM ONE 12' 4" x 13' 6" (3.76m x 4.11m) A large master bedroom with a front facing window, traditional radiator, picture rail and coving.

BEDROOM TWO 10' 6" to wardrobes x 14' 5" (3.2m x 4.39m) A further double bedroom with a full width of built in wardrobes with shelving and hanging space, a rear facing window, picture rail, coving and traditional radiator.

BEDROOM THREE 10' 9" max 9' min x 8' (3.28m max x 2.74m min x 2.44m) Having a window to the front, built in over stairs storage cupboard, traditional radiator, coving and picture rail.

LUXURY FAMILY BATHROOM A stunning refitted family bathroom to include a white suite with fully tiled walls and flooring, an over sized bath tub with freestanding gold tap attachment with shower accessory, a fully enclosed shower cubicle with two recess display shelves with down lighting and circular gold rain head shower, suspended wash hand basin with vanity storage beneath, low level WC, gold heated towel rail and rear facing window.

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 private landscaped garden with two inter connecting astroturf circular lawns with decorative paving and seating area, a raised platform for dining and entertaining and surrounded by mature trees, shrubs and fenced boundaries offering maximum privacy and being ideal for the discerning buyer.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for EE, O2, Vodafone limited for Three and data available but limited for EE, Three, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 16Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 76Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 100Mbps.
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.

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WANT TO SELL YOUR OWN PROPERTY?
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