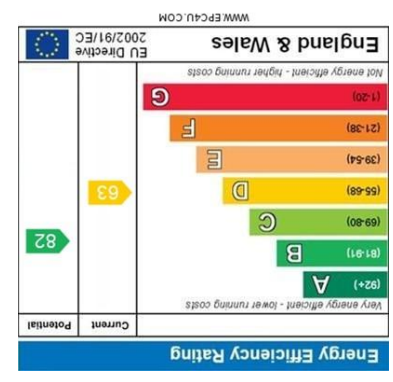


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyor.



Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Beautifully Presented Throughout
- Formal Lounge & Separate Dining Room
- Conservatory
- Utility & Guest WC

Hathaway Road, Four Oaks, Sutton Coldfield, B75 5JB

Offers In Region Of £495,000



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. Approached via a driveway to the front the home is entered through an enclosed porch leading to the hallway with access to a large formal lounge and separate dining room, conservatory, stylish fitted kitchen, utility room and guest WC with storage to the front, on the first floor there are three great sized bedrooms and a family bathroom and to complete the home there is a large private 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

ENTRANCE HALLWAY Having a staircase with glass balustrade rising to the first floor and useful storage cupboard beneath, wood effect flooring, radiator and doors to:

LOUNGE 15' 6" x 11' 11" (4.72m x 3.63m) A spacious lounge with a deep walk in bay to the front aspect, wooden fire surround, coving, wood effect flooring, coving and double doors in to the dining room.

DINING ROOM 12' 10" x 11' 11" (3.91m x 3.63m) Wood effect flooring, coving, radiator and opening in to the conservatory.

CONSERVATORY 11' 10" x 9' 10" (3.61m x 3m) Offering a multitude of uses with views and access to the private rear garden, spot lights and patio doors to the side.

FITTED KITCHEN 7' 8" x 15' 4" (2.34m x 4.67m) To include a stylish and comprehensive range of matching high gloss white fronted wall and base mounted units with complementing work surfaces over and under cupboard lighting, integrated oven and gas hob with extractor fan over, integrated dish washer, fridge and further fridge freezer, sink and drainer unit, a window and door to the rear, tiled flooring, radiator and a door to the guest WC and utility room.

11' 10" max x 6' 9" including WC (3.61m x 2.06m) The guest WC includes a white suite with a low level WC, wash hand basin with vanity storage beneath, radiator, tiled flooring runs in to the utility room with plumbing and space for white goods, sink and drainer unit, side facing window.

STORAGE ROOM Having a door to the side of the property.

From the hallway a contemporary staircase rises to the first floor landing with a window to the side allowing natural light and doors to:

BEDROOM ONE 15' 6" x 11' 10" (4.72m x 3.61m) A large master bedroom with a deep walk in bay to the front and radiator.

BEDROOM TWO 12' 1" x 13' 1" (3.68m x 3.99m) Having a window to the rear and radiator.

BEDROOM THREE 8' 8" max x 8' 7" max (2.64m x 2.62m) Having a window to the front, radiator and over stairs storage cupboard.

FAMILY BATHROOM Included a matching suite with a P shaped bath with shower over and shower screen, integrated vanity storage with dual sinks and WC, heated towel rail, fully tiled walls and flooring and a window to the rear.

OUTSIDE To the rear of the home there is a private rear garden with a patio area for entertaining, mainly lawned with mature trees and shrubs to the boundaries, a shed to the rear and being 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 Three, O2 and Vodafone, limited for EE and data likely available for Three, limited for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 15 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 79 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

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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