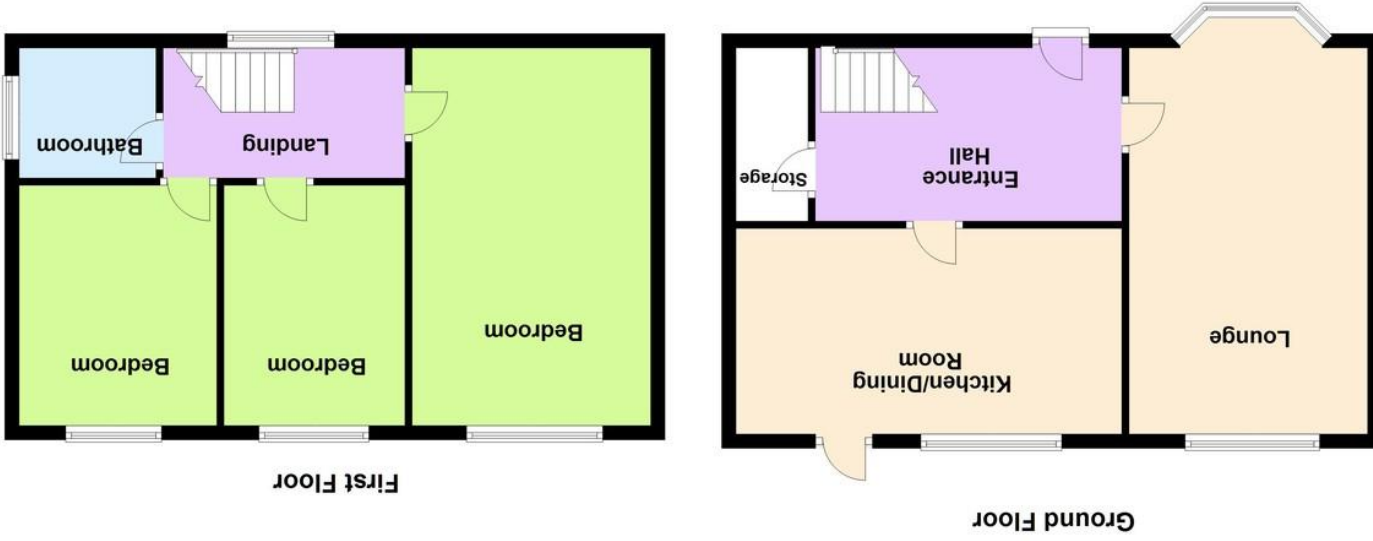
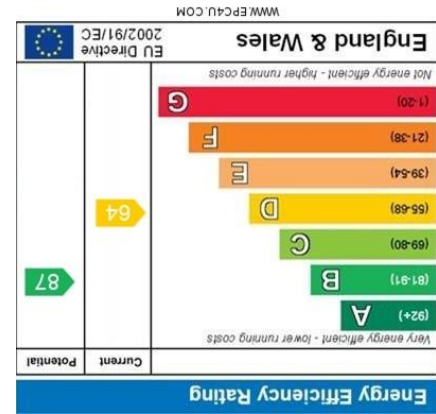


NOT TO SCALE: THIS IS AN APPROXIMATE  
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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
- NO UPWARD CHAIN
- Spacious Lounge
- Kitchen Diner
- Three Great Sized Bedrooms
- Family Bathroom

Grange Avenue, Four Oaks, Sutton Coldfield, B75 5EN

Offers In Region Of  
 £310,000



## 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. Having a driveway to the front the home is entered through a hallway with a staircase rising to the first floor and useful doaks/storage cupboard, a spacious lounge with a bay window to the front aspect and a further window to the rear over looking the garden, a great sized kitchen diner with integrated appliances, ample space for a dining table and chairs for casual dining and a door to the rear garden, on the first floor there are three bedrooms all of which are larger than usual and a bathroom with a white suite. To the rear of the home there is a large private garden being ideal for the family buyer.

The home is being sold with no upward chain so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**HALLWAY** Having a staircase to the first floor, useful storage cupboard and doors to:

**LOUNGE** 17' 10" to bay x 11' (5.44m x 3.35m)

**KITCHEN DINER** 9' 5" x 17' 2" (2.87m x 5.23m) To include a comprehensive range of matching wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, dishwasher, space and plumbing for white goods, sink and drainer, space for a dining table and chairs for casual dining and a door to the rear garden.

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

**BEDROOM ONE** 16' 1" x 11' (4.9m x 3.35m)

**BEDROOM TWO** 10' 5" x 7' 2" (3.18m x 2.18m)

**BEDROOM THREE** 10' 5" x 9' 10" (3.18m x 3m)

**BATHROOM A** white suite with a P shaped bath, wash hand basin, low level WC and side window.

**OUTSIDE** To the rear of the home there is a large garden which is mainly lawned with mature shrubs and fenced boundaries and being ideal for the family buyer.



Council Tax Band B - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for O2 and Vodafone, limited for EE and Three

Broadband coverage:-

Broadband Type = Standard Highest available download speed 10 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast Highest available download speed 46 Mbps. Highest available upload speed 11 Mbps.

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

Networks in your area - Virgin Media, 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

**WANT TO SELL YOUR OWN PROPERTY?**

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