

FOR SALE



Signal Hayes Road, Sutton Coldfield

4 Bedrooms, Detached House

Offers In Region Of £523,500



MARTIN&CO

Signal Hayes Road,

Sutton Coldfield

4 Bedrooms

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- **FAMILY DETACHED PROPERTY**
- **FOUR DOUBLE BEDROOMS**
- **LOUNGE**
- **FITTED KITCHEN/DINER**
- **STUDY**
- **EN-SUITE**
- **DETACHED GARAGE**

Martin and Co are pleased to offer this superbly presented family detached property ideally located near to Schools, shops, transport links and amenities. This lovely home is set in a great spot with a front door with canopy porch over that leads to the reception hallway with guest W.C having wash basin set in a vanity unit off, stairs to the first floor with bespoke storage cupboards under. The lounge is a lovely room to relax and entertain in and has double opening doors that leads to the fitted kitchen/diner. This amazing room has a range of wall and base units with integrated appliances great for the family to enjoy and has the benefit of French doors to the rear garden. Continuing the ground floor is a study perfect if you wish to work from home.

On the first floor there is a landing providing access to the four double bedrooms each with fitted wardrobes with sliding doors, the master has an en-suite shower room with three-piece suite whilst the remaining bedrooms are accompanied by the family bathroom with three piece suite comprising bath with shower over, W.C. and wash basin.

The property is on a generous sized plot with lawned garden with a door leading to the detached garage. There is a stone chipped walkway to the side of the garage where the current vendor has added a gate which then provides access for the nearby park, ideal for family fun.

The front has a good-sized driveway.

This property needs to be viewed internally to be fully appreciated and has been tastefully upgraded by the current vendors.





HALLWAY

STUDY 8' 7" x 6' 10" (2.62m x 2.08m)

LOUNGE 17' 10" into bay x 12' 9" (5.44m x 3.89m)

FITTED KITCHEN / DINER 26' 5" x 11' 9" max x 9' 9" min (8.05m x 3.58m max x 2.97m min))

GUEST W.C. 6' 10" x 5' 4" (2.08m x 1.63m)

DETACHED GARAGE 20' 1" x 10' 7" max dimensions (6.12m x 3.23m)

FRONT & REAR GARDEN

LANDING

BEDROOM ONE 13' 6" into wardrobes x 12' 9" max (4.11m x 3.89m)

ENSUITE 6' 6" x 5' 4" (1.98m x 1.63m)

BEDROOM TWO 13' 9" into wardrobes x 10' 2" max (4.19m x 3.1m)

BEDROOM THREE 12' 6" x 10' 2" into wardrobes (3.81m x 3.1m)

BEDROOM FOUR 12' 10" into wardrobes x 8' 11" (3.91m x 2.72m)

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m)



INFORMATION COUNCIL TAX BAND - F

**FIXTURES AND
FITTINGS** as per sales
brochure.

TENURE

Martin and Co has been informed that the property is Freehold. There is an annual service charge and the current rate is £149.07 pa The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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MARTIN & CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.