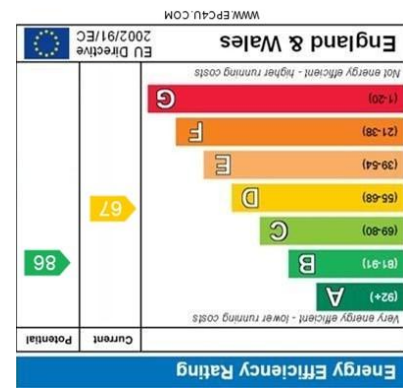


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



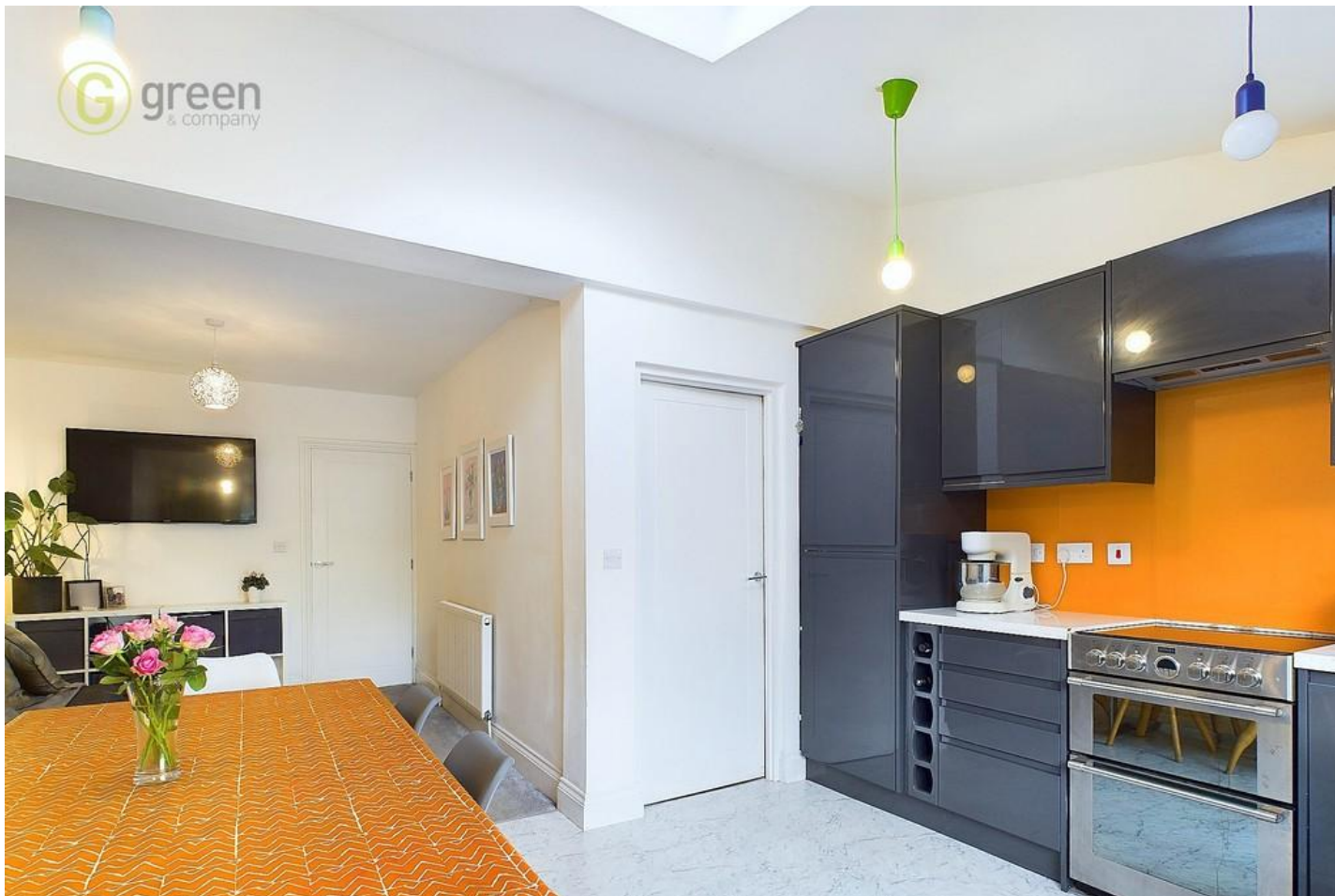
Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Vastly Extended Family Home
- Open Plan Kitchen Diner/Family Room
- Formal Lounge
- 3 Great Sized Bedrooms

Clarendon Road, Four Oaks, Sutton Coldfield, B75 5LA

Offers In Region Of
 £345,000



Property Description

Occupying a highly sought after quiet 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 been vastly extended by the current owners the home now offers spacious and versatile living accommodation and must be viewed to appreciate the wealth of accommodation on offer. Approached via a driveway to the front the home is entered through an enclosed porch leading to the hallway, a formal lounge to the front, an open plan kitchen, living and dining room and utility area, access from the rear leads to a multifunctional home office/gym and currently needs to be completed by the perspective purchaser to suit their own needs, on the first floor there are three great sized bedrooms and a family bathroom.

Homes of this size and standard within this location are extremely rare to the market so early inspection is strongly advised.

In brief the accommodation comprises:

ENCLOSED PORCH

LOUNGE 14'to bay x 11' 6" (4.27m x 3.51m)

OPEN PLAN KITCHEN/LIVING/DINING ROOM 10' 11" x 10' 1" (3.33m x 3.07m) plus 9ft 11 x 13ft 2' 9" x 13' 2" (3.02m x 4.01m)

UTILITY AREA 10' 7" x 4' 7" (3.23m x 1.4m)

HOME OFFICE/GYM 17' 7" x 9' 9" max (5.36m x 2.97m max)

BEDROOM ONE 11' x 15' 2" (3.35m x 4.62m)

BEDROOM TWO 11' x 9' 1" (3.35m x 2.77m)

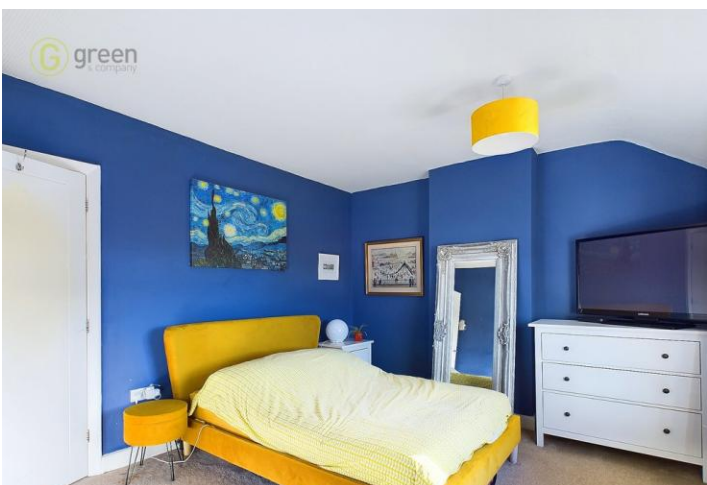
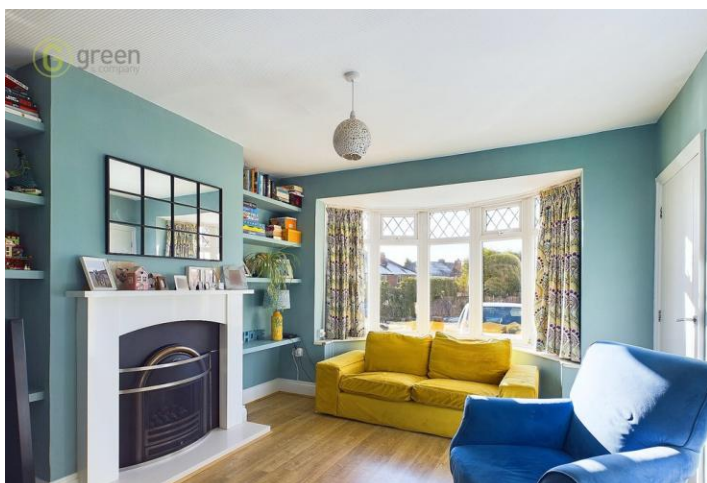
BEDROOM THREE 17' 2" x 9' 5" max (5.23m x 2.87m max)

FAMILY BATHROOM

OUTSIDE To the rear of the home there is a great sized private garden with a patio area for entertaining, mainly laid to lawn with mature trees and shrubs to the fenced boundaries.

Council Tax Band B Birmingham City Council

Predicted mobile phone coverage and broadband services at the property .
 Mobile coverage - voice likely available for O2, Vodafone, limited for EE, Three and data likely available for O2, limited for EE, Three, Vodafone
 Broadband coverage - Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1Mbps.
 Broadband Type = Superfast Highest available download speed 69 Mbps. Highest available upload speed 20Mbps.



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

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