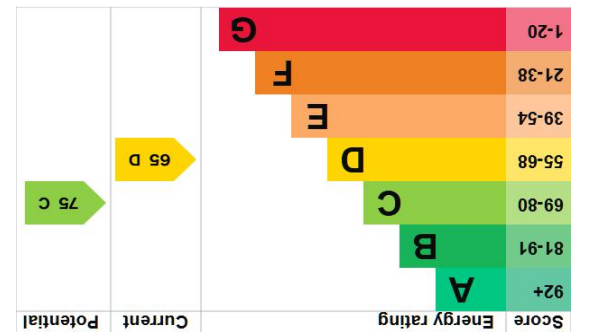


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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 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
- Two Formal Reception Rooms
- Conservatory
- Refitted Kitchen
- Guest WC
- 4 Good Sized Bedrooms Master En Suite

Radbourn Drive, Four Oaks,
 Sutton Coldfield, B74 2NE

Offers In Region Of
 £600,000

Property Description

Occupying a highly sought after quiet cul de sac location and being on the doorstep of Sutton Coldfield town centre so 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 all close by. Approached via a shared driveway to the front the home is entered through an enclosed porch leading to the hallway with guest WC, a formal lounge and separate dining room leads in to a conservatory enjoying views over the private garden, an expensively refitted kitchen, on the first floor there are four generous bedrooms, the master has an en suite shower room and to complete the home there is a double garage.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

ENTRANCE PORCH

HALLWAY Having a staircase rising to the first floor, radiator, parquet flooring, coving and doors to:

GUEST WC A white suite with a low level WC, suspended wash hand basin and side facing window.

LOUNGE 12' 8" x 11' 11" (3.86m x 3.63m) Having a window to the front, radiator, coving and a door to the dining room.

DINING ROOM 11' 11" x 9' 11" (3.63m x 3.02m) A great space for entertaining with a window to the rear, radiator, coving and a door to the conservatory and refitted kitchen.

CONSERVATORY 11' 9" x 7' 3" (3.58m x 2.21m) Offering a multitude of uses with views over the lovely private garden and a door to the side patio.

REFITTED KITCHEN 16' 2" x 9' 11" (4.93m x 3.02m) Beautifully refitted to include a stylish and comprehensive range of matching wall and base units with complementing work surfaces over, tiled splash backs and under cupboard lighting, integrated oven and hob with extractor fan over, integrated dish washer, two fridges and washer dryer, breakfast bar, sink and drainer unit, windows to rear and side, a door to the rear and spotlights overhead.

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

BEDROOM ONE 13' 1" x 9' 1" (3.99m x 2.77m) A window to the front, built in wardrobes and a door to the en suite shower room.

EN SUITE A matching suite with a corner shower cubicle, integrated vanity storage with low level WC and wash hand basin, under floor heating, heated towel rail and side facing window.

BEDROOM TWO 11' 5" x 10' 2" (3.48m x 3.1m) A window to the rear and radiator

BEDROOM THREE 13' 8" x 8' 3" (4.17m x 2.51m) A window to the rear and radiator.

BEDROOM FOUR 12' x 8' 10" (3.66m x 2.69m) A window to the front and radiator.

FAMILY BATHROOM A matching white suite with a P shaped jacuzzi bath with shower over and shower screen, wash hand basin, low level WC, under floor heating, heated towel rail and window to the rear.

GARAGE 16' 7" x 14' (5.05m x 4.27m) (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 lovely private garden.

Council Tax Band E Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage - voice likely available for Three, O2, limited for EE, Vodafone and data likely available for Three, limited for EE, O2, Vodafone
Broadband coverage - Broadband Type = Standard Highest available download speed 16 Mbps. Highest available upload speed 1Mbps.
Broadband Type = Superfast Highest available download speed 65Mbps. Highest available upload speed 14Mbps.
Broadband Type = Ultrafast Highest available download speed 1000Mbps. Highest available upload speed 220Mbps.
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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