



## Property Description

Occupying a highly sought after central 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 & Sutton Coldfield town centres both of which are on the doorstep. This superb home offers versatile living accommodation and would be ideal for those looking to move up market or equally those looking to downsize locally. Approached via a large driveway to the front the home is entered through an enclosed porch leading to a large L shaped hallway with guest WC off, a access to a beautiful formal lounge with a large conservatory off and separate dining room or bedroom 4, a further sitting room or home office, fitted kitchen and utility room, on the first floor there are three double bedrooms the master has a refitted luxury en suite shower room and family bathroom, to complete the home there is a double garage and a 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 ENTRANCE PORCH

**HALLWAY** A large L shaped hallway with a staircase rising to the first floor, radiator, coving, a feature exposed brick wall and access to:

**GUEST WC** To include a white suite with low level WC, wash hand basin, side facing window and radiator.

**FORMAL LOUNGE** 20' 1" x 13' (6.12m x 3.96m) A beautiful formal living room with a feature Inglenook fireplace as the focal point, two radiators, coving and sliding patio doors in to the conservatory and double doors in to the dining room.

**CONSERVATORY** 12' 4" x 11' 11" (3.76m x 3.63m) Enjoying views over the private rear garden and having double doors to the side.

**DINING ROOM/BED ROOM FOUR** 12' x 12' 11" (3.66m x 3.94m) Having a window to the front and radiator, currently a dining room but can also be used as bedroom four.

**SNUG/SITTING ROOM** 11' 11" x 10' 11" (3.63m x 3.33m) A further versatile reception room with sliding patio doors to the garden, radiator, coving and a door to the fitted kitchen.

**FITTED KITCHEN** 11' 11" x 16' 10" (3.63m x 5.13m) To include a stylish and comprehensive range of matching wall and base mounted units with complementing granite work surfaces over, tiled splash backs and under cupboard lighting, space for a Range style cooker with extractor fan over, integrated dish washer, space for an American style fridge freezer, large central island including breakfast bar and further storage, sink and drainer unit, rear facing window, radiator, spot lights and door to the rear door and door to the utility room.

**UTILITY ROOM** 15' 11" x 5' 3" (4.85m x 1.6m) A further range of matching wall and base mounted units with complementing work surfaces over, tiled splash backs, space and plumbing for white goods, front facing window, spot lights, radiator and door in to the double garage.

From the hallway a staircase rises to the first floor galleried style landing with a side window allowing natural light, loft access, radiator and doors to:

**BEDROOM ONE** 13' x 16' 6" (3.96m x 5.03m) A large master bedroom with a bay window to the front aspect, built in wardrobe, full height radiator and a door to the refitted en suite shower room.

**EN SUITE SHOWER ROOM** A luxury refitted en suite shower room with a fully enclosed shower cubicle, wash hand basin with integrated high gloss vanity storage and WC, fully tiled walls and flooring, chrome heated to wall rail and side facing window.

**BEDROOM TWO** 11' 10" x 11' 10" (3.61m x 3.61m) Having a window to the rear and radiator.

**BEDROOM THREE** 11' 11" x 11' 10" (3.63m x 3.61m) Having a window to the rear and radiator.

**FAMILY BATHROOM** To include a white suite with a panelled bath with shower over and shower

screen, low level WC, wash hand basin, heated towel rail and side facing window.

**GARAGE** 17' 1" x 16' (5.21m x 4.88m) (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 great sized private garden with a patio area for entertaining, mainly lawned with mature trees, shrubs and flowering borders to the boundaries offering privacy and being ideal for the family buyer

Council Tax Band G Birmingham City Council

Predicted mobile phone coverage and broadband services at the property.  
Mobile coverage - voice likely available for O2, limited for EE, Three, Vodafone and data available but limited for EE, Three, 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 80 Mbps. Highest available upload speed 20Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220Mbps.

Networks in your area:- Openreach, Virgin Media

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, to, 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.