

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

LEGAL READY

"How does this help me?"

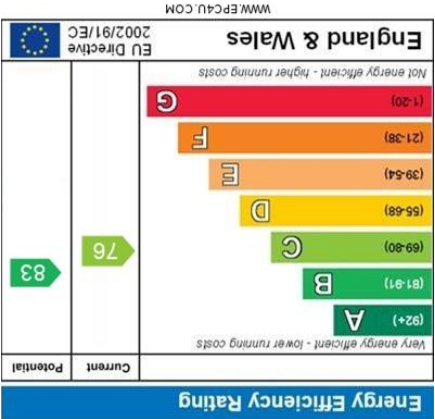
The motivated vendor of this property has provided their solicitor with all the paperwork required to enable a contract to be sent to the buyer's solicitor upon an offer being agreed.

In doing so it should help with a quicker move and avoid unnecessary delays and costs from the outset.

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



Bedford Road, Sutton Coldfield, B75 6BQ

£925,000



Property Description

DRAFT DETAILS AWAITING VENDOR APPROVAL

Occupying a highly sought after 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. This magnificent family home has been vastly and thoughtfully extended to create large living areas over three floors and a stylish private garden ideal for entertaining both indoors and out. Approached via a deep driveway the home is entered via a bright and spacious hallway with a guest WC, a beautiful formal lounge, a stunning open plan kitchen living and dining room with bi folding doors to the beautiful landscaped rear garden, a separate utility room, on the first floor there are four double bedrooms the master has a dressing area and luxury en suite, bedroom two also has an en suite and a luxury family bathroom, the top floor has a lounge area leading in to a bedroom which in turn also leads to an en suite shower room. To the rear of the home there is a beautifully landscaped garden with an outdoor entertaining area with Pizza oven and covered sitting area with built in storage behind and a home office/gym.

Homes of this size and standard are extremely rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

HALLWAY

GUEST WC

FORMAL LOUNGE 16' 4"to bay x 19' 5" (4.98m x 5.92m)

KITCHEN/LIVING/DINING ROOM 19' 3" x 14' 6" (5.87m x 4.42m) plus 22' 6" x 19' 4" (6.86m x 5.89m) plus 5' 5" x 7' (1.65m x 2.13m)

UTILITY ROOM 8' 11" x 9' 9" (2.72m x 2.97m)

FIRST FLOOR LANDING

BEDROOM ONE 13' 4" x 11' 11" (4.06m x 3.63m) plus dressing area

LUXURY EN SUITE

BEDROOM TWO 13' 2"plus bay x 10' 11" (4.01m x 3.33m)

LUXURY EN SUITE

BEDROOM THREE 10' 4" x 13' 8" (3.15m x 4.17m)

BEDROOM FOUR 12' 5" x 11' 11" (3.78m x 3.63m)

LUXURY FAMILY BATHROOM

Staircase to the second floor.

BEDROOM & SITTING AREA 14' 10" x 10' 1" (4.52m x 3.07m) plus 14' 6" x 10' (4.42m x 3.05m) some restricted head height.

LUXURY EN SUITE SHOWER ROOM

OUTSIDE Landscaped rear garden with covered entertaining area with large storage to the rear, a home office/gymnasium.

Council Tax Band E 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 80Mbps. Highest available upload speed 20Mbps.
Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 1000Mbps.

Networks in your area:- Openreach, Virgin Media, CityFibre

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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WANT TO SELL YOUR OWN PROPERTY?
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323