





## 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 into 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' 1" (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)

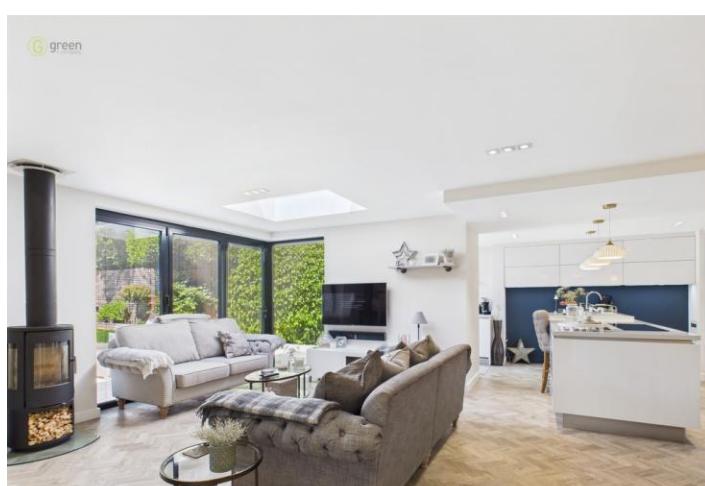
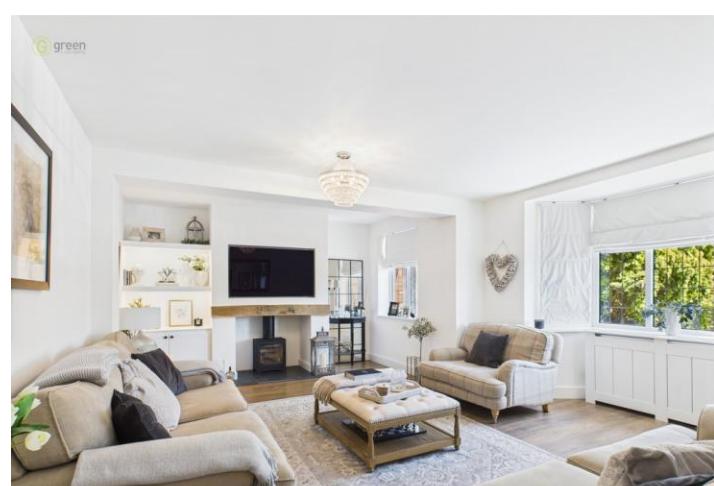
**LUXURY FAMILY BATHROOM**

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.

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.

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 323 3323

