

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



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



- 3 Double Bedroom Family Home
- Large Private Rear Garden
- Spacious Lounge Diner
- Fitted Kitchen & Utility Room
- Potential To Extend (STP)
- Family Bathroom



Essex Road, Four Oaks, Sutton Coldfield, B75 6NS

Offers In Region Of
£545,000



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. Approached via a large driveway to the front the home is entered through an enclosed porch leading a hallway, a spacious through lounge and dining room, fitted kitchen, side utility room with access to the garage and guest WC, on the first floor there are three double bedrooms and family bathroom and to complete the home there is a superb south facing private rear garden, the home offers further scope to extend subject to planning and is also being sold with the benefit of having no upward chain.

Homes such as this are rare to the market so early inspection is strongly advised to avoid any disappointment and in brief comprises:

ENCLOSED PORCH

HALLWAY Having a returning staircase to the first floor, radiator and doors to:

LOUNGE DINER 23' 9" x 11' 7" (7.24m x 3.53m) A superb sized through lounge and dining room ideal for entertaining, the lounge has a feature fireplace with wood burner as the focal point, front facing window, coiling, radiator leading in to the dining area with patio doors providing access and views over the large rear garden, further radiator and a door to the kitchen.

FITTED KITCHEN 7' 5" x 12' 8" (2.26m x 3.86m) To include a matching range of wall and base mounted units with complementing work surfaces over and tiled splash backs, integrated oven and gas hob with extractor fan over, space and plumbing for white goods, sink and drainer unit, window to the rear and a door to the utility area.

UTILITY 21' 10" x 4' 2" (6.65m x 1.27m) Providing access to both the front and rear of the property, door to the garage and WC.

WC To include a low level WC and wash hand basin.

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

BEDROOM ONE 12' 11" x 12' 10" (3.94m x 3.91m) Having a window to the rear and radiator.

BEDROOM TWO 10' 8" x 12' 9" (3.25m x 3.89m) Having a window to the front and radiator.

BEDROOM THREE 9' 9" x 11' 6" (2.97m x 3.51m) Having a front facing window and radiator.

FAMILY BATHROOM 7' 7" x 11' 6" (2.31m x 3.51m) To include a matching white suite with a P shaped bath with shower over and shower screen, suspended wash hand basin with vanity storage beneath, low level WC, heated towel rail and window to the rear.

GARAGE 16' 10" x 8' 5" (5.13m x 2.57m) Electric up and over door to the front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

To the rear of the home there is a superb sized private garden, mainly lawned with a patio area for entertaining, mature trees and shrubs to the boundaries and being ideal for the family buyer.

The property has solar panels which are owned outright.

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 and Vodafone and limited data available for EE, Three, O2 and Vodafone.

Broadband coverage:-
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.
Broadband Type = Superfast Highest available download speed 60 Mbps. Highest available upload

speed 17 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 1000 Mbps.

Networks in your area:- CityFibre, 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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