

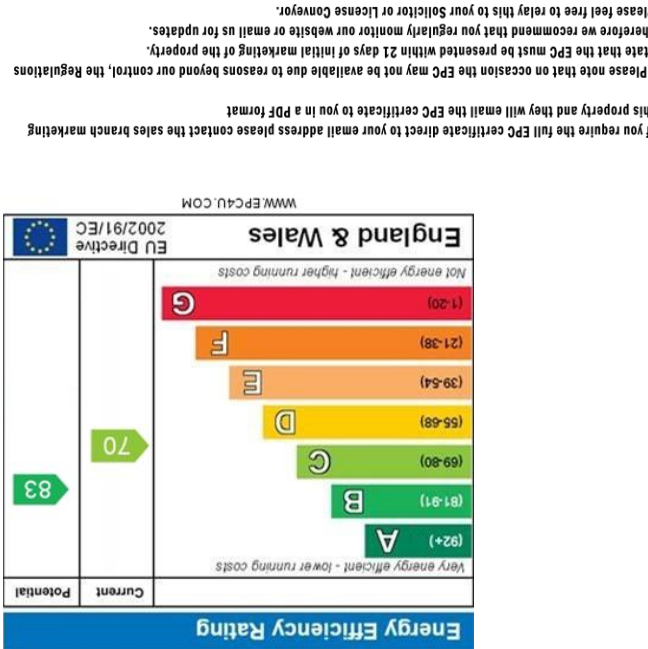
Four Oaks | 0121 323 3323



- Highly Sought After Quiet Cul De Sac Location
- Formal Lounge & Home Office/Snug
- Beautiful Open Plan Kitchen/Living/Dining Room
- Private Landscaped Garden
- Large Driveway & Garage

Bradgate Drive, Four Oaks, Sutton Coldfield, B74 4XG

Offers In Excess Of  
£425,000



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.

**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.







## Property Description

\*\*\* DRAFT DETAILS - AWAITING VENDOR APPROVAL \*\*\*

Occupying a highly sought after quiet cul de sac 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. Nestled at the top of the cul de sac and next to the entrance for the nature reserve the home has been beautifully and thoughtfully extended and renovated and now includes a lovely lounge and separate sitting room/home office/playroom, a beautiful fitted kitchen which opens up in to an orangery/family/dining room with views over the private landscaped garden a guest WC off, on the first floor there are three bedrooms and a luxury family bathroom and to complete the home there is parking for a number of vehicles and a garage.

Homes of this standard within this particular location are rare to the market so early inspection is strongly advised to avoid any disappointment.

In brief the accommodation comprises:

**LOUNGE** 10' 6" x 15' 1" (3.2m x 4.6m) A lovely formal lounge with a limestone fireplace as the focal point, a feature panelled wall with a staircase rising to the first floor, herringbone flooring, double doors leading out to the beautiful private garden, a bow window to the front aspect and radiator.

**OFFICE/SNUG/PLAYROOM** 9' 9" x 7' 4" (2.97m x 2.24m) Offering a multitude of uses with a bow window to the front aspect, herringbone flooring, a feature panelled wall, radiator and pocket door leading to:

**KITCHEN/DINING/FAMILY ROOM** 9' 7" x 7' 1" (2.92m x 2.16m) plus 11' x 9' 6" Having a range of modern wall and base units with work surfaces over, having inset sink unit, fitted hob, oven, microwave, fridge/freezer, feature high level radiator, double glazed sliding patio doors to side, door to:

**GUEST WC** Low flush wc, wash hand basin and heated towel rail.

**FIRST FLOOR LANDING** Having double glazed window to rear, loft access, doors to:

**BEDROOM ONE** 9' 5" min to wardrobes x 8' 8" min (2.87m x 2.64m) Double glazed window to front, radiator and built-in wardrobe.

**BEDROOM TWO** 8' 6" min x 7' 11" min to wardrobe doors (2.59m x 2.41m) Double glazed window to front, radiator and built-in wardrobe with mirrored sliding doors.

**BEDROOM THREE** 7' 3" x 6' 5" (2.21m x 1.96m) Double glazed window to rear and radiator.

**BATHROOM** To include a matching modern suite comprising bath, shower cubicle with built-in shower, low flushing wc, wash hand basin, part tiled walls, heated towel rail, obscure double glazed window to rear

**OUTSIDE** A most beautiful private landscaped rear garden with a patio area for entertaining, circular lawns and ornamental pathways with a variety of mature trees, shrubs and flowering borders providing a most picturesque setting

**GARAGE** 15' 8" x 8' 2" (4.78m x 2.49m) Double doors to front, door to side leading to rear garden.  
(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band D - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data likely available for Three and Vodafone, limited for EE and O2.

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 3 Mbps. Highest available upload speed 0.4 Mbps.  
Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.

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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