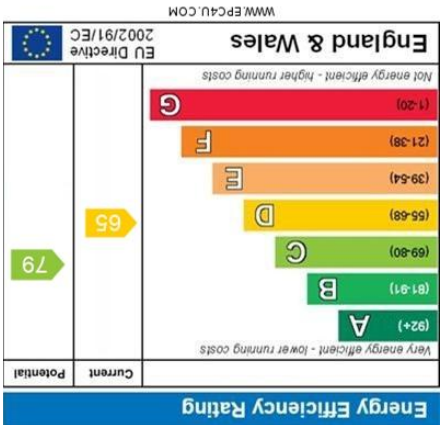


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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.



Boldmere | 0121 321 3991



- IDEALLY LOCATED DETACHED PROPERTY
- BEAUTIFUL FITTED KITCHEN
- GENEROUS GARDEN
- DOUBLE GLAZING WITH GAS CENTRAL HEATING
- FOUR BEDROOMS



Oakwood Road, Sutton Coldfield, B73 5EQ

£550,000



Property Description

Discover your dream home on Oakwood Road in Sutton Coldfield! This lovely 4-bedroom detached property offers the perfect blend of comfort, style, and convenience. Boasting a spacious paved driveway and garage. Step inside to a beautifully extended, fully fitted kitchen-ideal for family meals and entertaining guests-and relax in the bright, airy lounge and dining area. The gorgeous rear garden provides a peaceful retreat for outdoor enjoyment. With two modern upstairs bathrooms, a practical downstairs WC, double glazing, and central heating throughout, this home is designed for modern living. Plus, a wheelchair lift in the kitchen ensures accessibility for all. Don't miss out-schedule a viewing today and start envisioning your future here!

Paved front driveway providing off road parking for six cars, leads to garage, borders.

Front door leading into:-

HALLWAY Wood flooring, radiator, double glazed door, stairs to first floor, under stairs storage.

KITCHEN 12' 1" x 14' 9" (3.68m x 4.5m) The kitchen is extended with tiled slate floor, wall and base units, induction hob and oven, extractor fan, work surfaces with drainer inset, two double glazed windows overlooking rear garden, elevator for wheelchair access to first floor, double glazed door leading to rear garden, radiator and door into:-

DOWNSTAIRS WC Storage, basin, toilet, housing Worcester boiler.

THROUGH LOUNGE DINING ROOM 30' 6" x 9' 9" (9.3m x 2.97m) Carpeted, front bay window with radiator, double sliding patio door, two radiators.

REAR GARDEN Fenced, two sheds, patio area, greenhouse.

FIRST FLOOR LANDING Carpeted.

BEDROOM THREE 11' 7" x 7' 9" (3.53m x 2.36m) Wheelchair assist hoist, radiator, double glazed window overlooking the front.

WET ROOM 12' 1" x 7' 2" (3.68m x 2.18m) Two windows, radiator, the lift from the kitchen comes into this room, showering area, toilet and basin.

BATHROOM 8' 10" x 6' 6" (2.69m x 1.98m) Having toilet, bath, basin, double glazed window, heated towel rail and shower over the bath.

BEDROOM TWO 16' 2" x 9' 9" (4.93m x 2.97m) Double glazed bay window to rear, radiator, carpeted.

BEDROOM ONE 14' 8" x 10' 2" (4.47m x 3.1m) Double glazed bay window to front, carpeted, radiator.

BEDROOM FOUR 6' 9" x 6' 2" (2.06m x 1.88m) Currently used as office space, radiator, double glazed window overlooking the front,

Council Tax Band - E - Birmingham

Utility Supply
Electric - mains
Gas - mains
Water - mains
Heating - gas central heating
Sewerage - mains

Flood Risk
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.
Mobile coverage for:
EE - Good outdoor and in-home
O2 and Three - Good outdoor, variable in-home
Vodafone - Good outdoor

Broadband coverage:-
Broadband Type = Standard Highest available download speed 4 Mbps. Highest available upload speed 0.6 Mbps.
Broadband Type = Superfast Highest available download speed 35 Mbps. Highest available upload speed 6 Mbps.
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.
Networks in your area:- 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.

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 321 3991