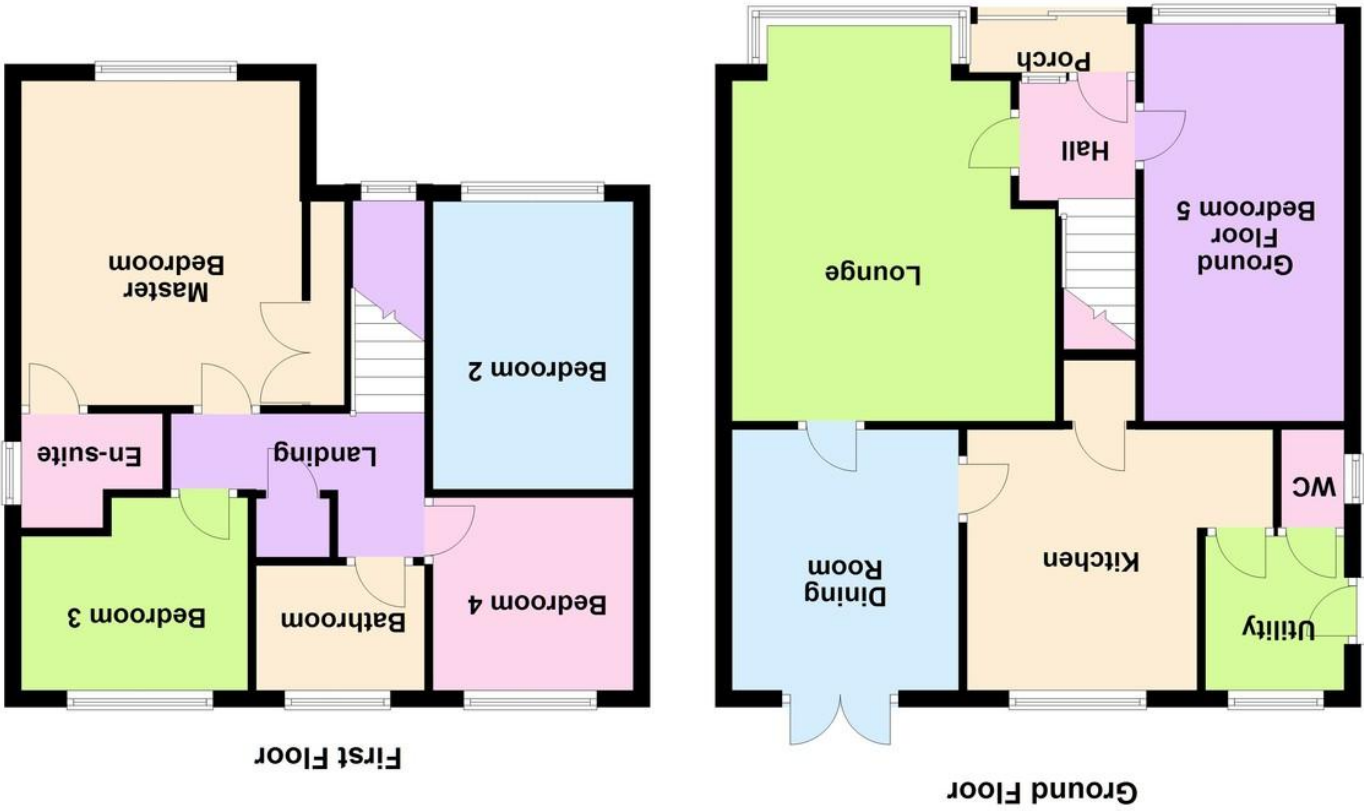


NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS

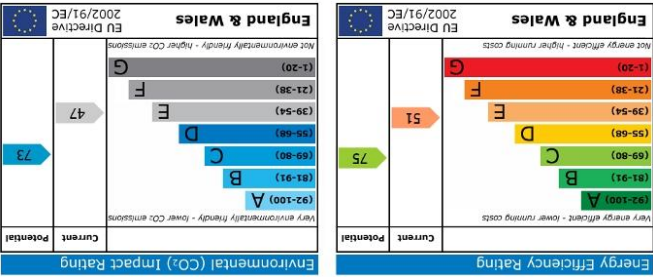


If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

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 Conveyer.



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- A FOUR/FIVE BEDROOM MODERN DETACHED
- PLEASANT CUL-DE-SAC LOCATION
- LOUNGE AND SEPARATE DINING ROOM
- FITTED KITCHEN WITH UTILITY AND WC OFF



Hallot Close, New Oscott,  
Birmingham, B23 5YW

Offers in excess of  
£310,000



## Property Description

**POPULAR CUL-DE-SAC LOCATION** This modern style four/five bedroom detached family home occupies a pleasant Cul-de-sac location close to the shops and facilities at New Oscott with public transport on hand giving easy access into Birmingham city centre and Sutton Coldfield town centre.

The spacious accommodation briefly comprises: Entrance porch, hallway, family lounge, separate dining room, fitted kitchen, utility, guest wc, ground floor bedroom, landing, four first floor bedrooms - master en-suite and family bathroom. Outside the property is set behind a lawned fore garden and multi vehicle block paved driveway, pathway with gated access to rear and to the rear is a pleasant enclosed rear garden.

**ENCLOSED PORCH** Approached via double glazed sliding entrance door with matching side screens, laminate flooring, wall light point.

**RECEPTION HALL** Approached via glazed door, laminate flooring, staircase leading off to first floor accommodation, radiator, doors to:

**LOUNGE** 16' 5" into bay" x 13' 8" max, 11'0" min" (5m x 4.17m) Focal point of the room is a feature fireplace with surround and hearth fitted with a coal effect gas fire, two radiators, coving, laminate flooring, door to:

**DINING ROOM** 10' 3" x 8' 11" (3.12m x 2.72m) Having laminate flooring, radiator, coving, double glazed French doors giving access to rear garden, door to:

**BREAKFAST KITCHEN** 10' 3" x 9' 1" (3.12m x 2.77m) Having double glazed window to rear, a range of wall and base units with roll top work surface incorporating inset stainless steel sink with mixer tap and brick effect tiled splashback surround, stainless steel gas hob, stainless steel splashback, stainless steel chimney style extractor hood with stainless steel electric cooker below, recess for fridge freezer, breakfast bar, integrated dishwasher, radiator, opening to:

**UTILITY ROOM** 7' 5", max, 5'9" min" x 6' 6" (2.26m x 1.98m) Having double glazed window to rear, wall units, space and plumbing for washing machine and further appliance with work surfaces over, wall mounted gas central heating boiler, tiled splashback surround, double glazed door giving access to side and door to:

**GUEST CLOAKROOM** Being refitted, having a white suite comprising vanity wash hand basin with chrome mixer tap and

cupboard below, tiled splashback surrounds, W.C, radiator, opaque double glazed window to side.

**GROUND FLOOR BEDROOM FIVE (CONVERTED FROM ORIGINAL GARAGE)** 15' 6" x 7' 11" (4.72m x 2.41m) Having radiator, coving, double glazed window to front.

**LANDING** Being approached by staircase with balustrade passing opaque double glazed window to front, useful storage cupboard and doors to:

**MASTER BEDROOM** 12' 9" x 11' 0" (3.89m x 3.35m) Having double glazed window to front, radiator, built in wardrobes with shelving and hanging rail, coving, door to:

**ENSUITE SHOWER ROOM** Having a white suite comprising shower cubicle with mains fed shower over, pedestal wash hand basin with chrome mixer tap, tiled splashback surrounds, W.C, radiator, laminate flooring, shaver point, opaque double glazed window to side.

**BEDROOM TWO** 10' 6" x 8' 3" (3.2m x 2.51m) Having access to loft, radiator, double glazed window to front.

**BEDROOM THREE** 8' 5" x 8' 3" (2.57m x 2.51m) Having radiator, double glazed window to rear.

**BEDROOM FOUR** 9' 5" max" x 8' 4" max, 6'8" min" (2.87m x 2.54m) Having radiator, laminate flooring, double glazed window to rear.

**BATHROOM** Having a white suite comprising panelled bath with shower, vanity wash hand basin with chrome mixer tap and cupboards below, tiling to walls, W.C, radiator, opaque double glazed window to rear.

**OUTSIDE** To the rear is a pleasant good sized southerly facing rear garden with full width paved patio and pathway leading to lawned garden with raised planted borders, paved seating area, fencing to perimeter, garden shed, security light, cold water tap, pathway with gated access to front.

**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.