Cremorne Road, Four Oaks, Sutton Coldfield, B75 5AQ

Offers in excess of £475,000

- IMPRESSIVE EXTENDED FAMILY SIZED TRADITIONAL HOME
- IMPROVED TO A HIGH STANDARD
- FOUR DOUBLE BEDROOMS, FOUR RECEPTIONS
- BREAKFAST KITCHEN 8.99m x 2.53m
- FABULOUS CONVERTED LOFT SPACE

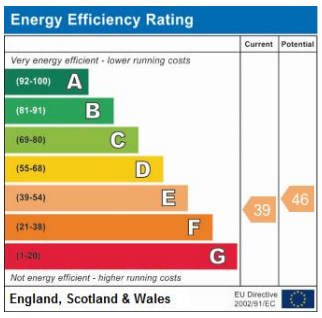


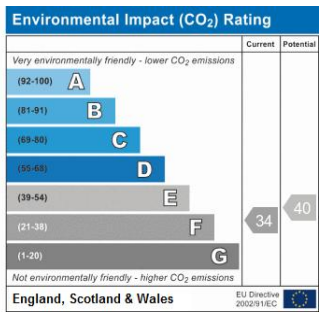




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If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

*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.



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



















Property Description

An impressive extended family sized traditional home offering an improved living accommodation to a very high standard throughout. Located conveniently with access to very good local school, transport links, amenities and shopping centre at Mulberry Walk where there is bars, shops, restaurants and cafes. This well maintained traditional semi-detached home offers many added internal features briefly comprising of; entrance porch, reception hallway, living room, formal dining room, guest cloakroom, breakfast kitchen, snug, playroom/study, first floor accommodation having four doubles and refitted modern bathroom, fabulous converted loft space, gated driveway to the front and large private rear garden. Internal inspection is highly recommended. Accommodation in greater detail:-

SIDE ENTRANCE PORCH Having double glazed French doors to side and further double glazed door and side window leading through to:-

RECEPTION HALLWAY Having oak flooring throughout, balustrade return stair case to first floor accommodation, central heating radiator, useful under stair storage, coved ceilings and doors radiating off to; living room, dining room, breakfast kitchen and guest cloakroom.

GUEST CLOAKROOM Is fitted with a white suite comprising of; WC and wash hand basin set in vanity unit, double glazed window to side an tiled flooring.

LIVING ROOM 18' 6" x 11' 11" plus bay (5.66m x 3.64m plus bay) Having as its main feature a fireplace with coal effect gas fire, double glazed bay window to front, two central heating radiators, further double glazed windows to side and feature diamond shaped windows to front and retaining original features including picture rails and coving.

FORMAL DINING ROOM 16' 6" x 11' 6" (5.04m x 3.51m) This fabulous spacious formal dining area is extended, having double glazed windows and door to rear garden, two central heating radiators, coved ceilings, oak flooring throughout and fireplace with coal effect gas fire.

BREAKFAST KITCHEN 29' 5" x 8' 3" max 6' 5" (8.99m x 2.53m max 1.98m min) Having an extensive range of fitted matching wall and base units with a wider range of Corex work surfaces over, having fridge/freezer space, range cooker space, dishwasher space, integrated washing machine, sink unit and drainer inset, breakfast bar, central heating radiator, floor tiling throughout, ceiling spotlighting, coved ceilings, double glazed windows to side, double glazed French doors to garden and further doors off to; playroom/study and snug.

SNUG 10' 6" x 8' 4" (3.21m x 2.55m) This lovely relaxing room has bi-folding doors leading from the breakfast area and has double glazed window to rear, central heating radiator, floor tiling, ceiling spotlighting and its main feature a 5kw log burning stove.

PLAYROOM/STUDY 18' 4" x 8' 7" (5.61m x 2.62m) Having bay incorporating double glazed windows and French doors to front, ceiling spotlighting and central heating radiator.

FIRST FLOOR LANDING Having doors radiating off to all bedrooms and bathroom and loft access with pull down ladders.

LOFT SPACE 18' 0" x 13' 0" (5.50m x 3.97m) Has been fully converted with two Velux roof light windows to rear, central heating radiator, useful eaves storage space, built in cupboard housing central heating boiler and a fitted cabin bed with storage underneath.

BEDROOM ONE 15' 10" x 16' 0" (4.84m x 4.89m) A double size room having double glazed window to rear, coved ceilings and central heating radiator.

BEDROOM TWO 11' 11" x 8' 11" (3.65m x 2.74m) This guest bedroom is double sized having double glazed window to front, coved ceilings and central heating radiator.

BEDROOM THREE 11' 11" x 9' 1" (3.64m x 2.79m) A double size room having double glazed window to front, coved ceilings and central heating radiator.

BEDROOM FOUR 10' 9" x 8' 8" (3.30m x 2.66m) A double size room having double glazed window to rear, coved ceilings and central heating radiator.

FAMILY BATHROOM 10' 7" x 5' 3" (3.23m x 1.62m) Having been refitted with a modern white suite comprising of; WC and wash hand basin set in vanity unit, P shaped bath with shower screen, mixer tap and shower over, moisture sensitive extractor fan, full wall and floor tiling, ceiling spotlighting, double glazed window to side and period style radiator and towel rail.

EXTERNALLY To the front is a tarmacadam driveway providing parking for two–three cars, behind twin gated access, hedging to side and driveway leads through to side entrance porch.

To the rear is a private enclosed garden with shaped lawn, patio area, shrubs, hedge and timber fence surround, cold water tap and to the rear of the garden is a timber decked area with large timber store and a further timber store/office area with power and lighting.

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.