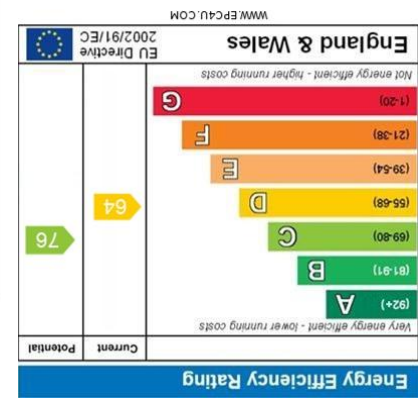


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE



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. 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



- Extended 4 Bedroom Family Home
- Countryside Views To The Front
- Large Open Plan Kitchen/Dining/Family Room
- Formal Lounge & Utility Room
- Master En Suite



Mayall Drive, Four Oaks, Sutton Coldfield, B75 5LR | Asking Price Of £550,000



Property Description

This well presented, four bedroom extended detached family home is located in an enviable location with open countryside to the fore and enjoys stunning elevated views. Being ideally placed for many well reputed schools for children of all ages, offers excellent road and rail links for those looking to commute as well as superb shopping and leisure facilities at Mere Green, Sutton Coldfield town centres and beyond. Entered via a large hallway there is a guest WC, a formal lounge to the rear, a large open plan kitchen/living/dining room and separate utility room, on the first floor there are four bedrooms the master has an en suite shower room, a family bathroom, garage and good sized private rear garden.

Set back from the roadway behind a large block paved driveway in brief the accommodation comprises:

ENTRANCE HALLWAY Having a staircase rising to the first floor, oak flooring, radiator and doors to:

GUEST WC To include a matching white suite with a low level WC, wash hand basin, heated towel rail and side facing window.

FORMAL LOUNGE 11' 8" x 13' 4" (3.56m x 4.06m) A lovely formal lounge with a feature fireplace as the focal point, coving, radiator and patio doors with views and access to the private rear garden.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM 33' 8" x 10' 5" (10.26m x 3.18m) A large open plan and multifunctional kitchen, living and dining room, the kitchen includes a comprehensive range of matching wall and base mounted units with tiled splash backs and under cupboard lighting, integrated double oven and hob with extractor fan over, integrated dish washer, sink and drainer unit, space for a fridge freezer, side door, spotlights, tiled flooring, opening in to the dining and living area with Oak flooring, and patio doors to the rear garden.

UTILITY ROOM 9' 5" x 7' 10" (2.87m x 2.39m) To include a further range of wall and base mounted units, plumbing and space for white goods, sink and drainer unit, radiator, side facing window and a door to the garage.

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

BEDROOM ONE 12' 7" x 11' 1" (3.84m x 3.38m) Having views to the countryside to the front, built in wardrobes with shelving and hanging space, radiator and a door to the en suite shower room.

EN SUITE SHOWER ROOM A fully enclosed shower cubicle, suspended wash hand basin, corner WC and side facing window.

BEDROOM TWO 8' 6" x 12' 9" (2.59m x 3.89m) Having a window to the rear, built in wardrobe and radiator.

BEDROOM THREE 8' x 11' 2" (2.44m x 3.4m) Having a window to the rear and radiator.



BEDROOM FOUR 6' 10" x 9' 7" (2.08m x 2.92m) Having a window to the front and radiator.

FAMILY BATHROOM A matching white suite with a shower over and shower screen, low level WC, wash hand basin, heated towel rail and side facing window.

GARAGE 16' 6" x 8' 5" (5.03m x 2.57m) (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE To the rear of the home there is a private garden with a patio area for entertaining.

Council Tax Band E Birmingham City Council

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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