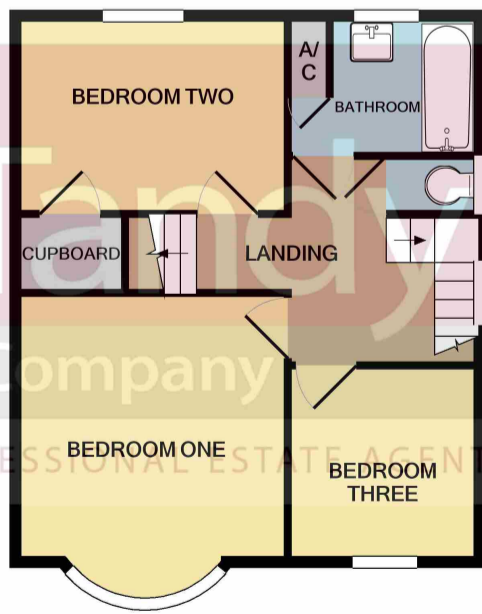
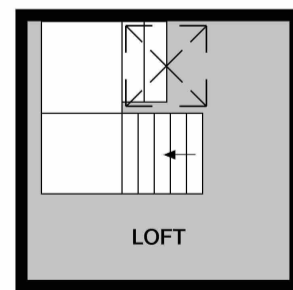


GROUND FLOOR



1ST FLOOR



LOFT ROOM

EDWARDS ROAD, FOUR OAKS, SUTTON COLDFIELD
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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**6 Edwards Road, Four Oaks,
Sutton Coldfield, West Midlands,
B75 5NG**

£400,000 Freehold

Bill Tandy and Company are delighted to offer for sale this recently refurbished and immaculately presented three bedroom family home in a popular and convenient location. The property is within walking distance of the local outstanding primary school and bus services into Mere Green centre for shopping, coffee shops, bars, restaurants, excellent schools, doctors, library and Post Office and further afield into Sutton Coldfield and Birmingham City centre for more extensive shopping, leisure and educational facilities. There is also a cross city rail service running from Four Oaks station into Birmingham Grand Central and beyond. Also within walking distance are local shops including Post Office, newsagents, hairdressers and popular local pub. The property offers a family lounge leading into an attractive dining room which in turn leads into a conservatory. There is a bright, modern fitted kitchen with the latest appliances, a garage for storage and a good sized rear garden being well stocked and easily maintained. On the first floor there are three bedrooms and a modern family bathroom with separate W.C. a fixed staircase leads to loft access suitable for storage. An early viewing of this lovely family home is strongly encouraged to fully appreciate the accommodation and location on offer.



FOREGARDEN

The property is approached via monobloc driveway with ample off road parking for two cars with raised bed which leads to:-

ENCLOSED ENTRANCE PORCH

Set on a brick base and entered via a UPVC double glazed front Entrance Door with picture windows either side and having UPVC double glazed window to side aspect and ceiling light point. Door into:-

RECEPTION HALL

having 'Karndean' flooring, radiator, coving to ceiling, ceiling light point,, Guest WC and an easy tread staircase leading to first floor accommodation and doors to further ground floor accommodation.

MAIN FAMILY LOUNGE

3.37m x 4.42m (11' 1" x 14' 6") having 'Karndean' flooring, large UPVC double glazed bow window to front aspect, coving to ceiling, ceiling light point and radiator in bay. Double doors lead into:-

DINING ROOM

3.37m x 3.45m (11' 1" x 11' 4") having 'Karndean' flooring, radiator, coving to ceiling and ceiling light point. Double doors with glazed panels above and to side lead into:-

CONSERVATORY

3.20m x 3.29m (10' 6" x 10' 10") Set on a brick base and being UPVC double glazed to side aspects and having UPVC double glazed French doors leading out to the paved patio area. Laminate flooring, radiator, ceiling light point and perspex ceiling with opening hatch at top.



ATTRACTIVE MODERN FITTED BREAKFAST KITCHEN

5.00m (maximum width) 2.58m (minimum width) (16' 5" x 8' 6") x 3.62m (maximum length) 2.51m (minimum length) (11' 11" x 8' 3") A 'John Lewis' kitchen having a range of modern fittings including a range of matching base and wall mounted storage cupboards and drawers with under unit pelmet lighting and complementary butchers block work surface space above with upstands and inset one and a half bow sink and drainer with mixer tap. Two UPVC double glazed windows to rear aspect and UPVC double glazed door out to the rear garden. Integrated dishwasher, integrated four ring gas hob with stainless steel cooker hood extractor above, built-in 'Neff' electric oven, space for fridge freezer, integrated automatic washing machine. Useful built-in storage cupboard, double radiator and two ceiling light points. Door into Garage.

ON THE FIRST FLOOR

An easy tread staircase rises from the reception hall to the First Floor Landing with frosted UPVC double glazed window to side aspect, coving to ceiling and ceiling light point and doors to further first floor accommodation.

BEDROOM ONE

3.38m x 4.38m (maximum length) (11' 1" x 14' 4") x 3.32m (minimum length) (10' 11") having a large UPVC double glazed bow window to front aspect, ceiling light point and radiator.



BEDROOM TWO

3.36m x 2.4m (11' 0" x 7' 10") having UPVC double glazed window to rear aspect, radiator, coving to ceiling and ceiling light point. Built-in storage over bed and double built-in wardrobe into the stairs leading to second floor accommodation providing an opportunity for storage.

BEDROOM THREE

1.87m x 2.42m (6' 2" x 7' 11") having UPVC double glazed window to front aspect, radiator, ceiling light and some built-in storage over the stairs.

ATTRACTIVE MODERN FAMILY BATHROOM

2.36m x 1.71m (7' 9" x 5' 7") having a white bathroom suite comprising of a panelled bath with waterfall-effect shower fitment above and hinged glazed shower screen door. Wall mounted wash hand basin, frosted UPVC double glazed window to rear aspect, complementary tiling from floor to ceiling, ceiling light point, chrome heated towel rail and built-in airing cupboard housing the gas combination boiler.

SEPARATE W.C.

having a low flush W.C., frosted UPVC double glazed window to side aspect and ceiling light point.



LOFT ACCESS

From the landing there is a further fixed staircase leading into a loft space with radiator, ceiling light point, Velux window and built-in storage under the eaves.

GARAGE

2.58m x 4.86m (8' 6" x 15' 11") with space for a tumble drier, power and lighting, location of gas and electric meters and new aluminium bi-folding doors leading to the front of the garage.

OUTSIDE - REAR GARDEN

A good sized mature Rear Garden having a paved patio area with ample space for garden furniture. The garden is mainly laid to lawn with well stocked borders for low maintenance.

COUNCIL TAX

Band D.



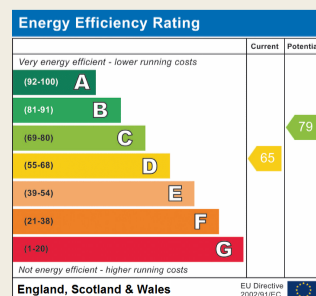
TENURE

Our clients advise us that the property is Freehold. Should you proceed with the purchase of this property these details must be verified by your solicitor.

VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 5 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BL on 0121 323 48 48 or fouroaks@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.



These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.