



Beacon Road

Wylde Green, Sutton Coldfield, West Midlands, B73 5ST

Offers Over £500,000



# Property Features

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- Excellent Four Bedroom Detached Family Residence
- Entrance Porch and Through Hallway
- Lounge
- Dining Room
- Kitchen
- Veranda/Utility Area
- Guest Cloakroom
- Four Bedrooms
- Family Bathroom, First Floor WC
- Garage, Driveway, Rear and Fore Gardens

## Full Description

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Taylor Cole Estate Agents are thrilled to present this excellent four bedroom detached family residence which offers an excellent opportunity for all prospective purchasers. This wonderful family home offers fantastic internal space, is situated on a generous sized plot and benefits from gas fired central heating and UPVC double glazing (where specified), with the property briefly comprising: entrance porch, through hallway, lounge, dining room, kitchen, veranda/utility area, guest cloakroom, four bedrooms, family bathroom, first floor WC, garage, rear and fore gardens, crazy paving driveway. Early internal viewing is considered essential and all viewings are strictly by appointment only.

This magnificent home boasts a wealth of traditional features and presents enormous potential for reconfiguration if felt suitable, with the property itself positioned behind a shaped lawned fore garden with crazy paving driveway positioned adjacent offering off road parking facilities, along with access to the side entrance gate, double opening garage doors and the porch front entrance doors.

### ENTRANCE PORCH

Accessed via the double opening UPVC front entrance doors and having double glazed windows surround, wall mounted light point, tile effect vinyl flooring, original stained glass and lead lined door to:

### THROUGH HALLWAY

The welcoming through hallway has staircase off to first floor landing with original feature panelling on the staircase, storage cupboard beneath, ceiling light point, radiator, wall socket, telephone connection point, additional fitted storage cupboard, beautiful original feature stained glass and lead lined windows to the front aspect, glass panelled door into:

### LOUNGE

11' 8" x 16' 11" (3.56m x 5.16m)

This stunning reception room is filled with natural light through its UPVC double glazed windows and matching French doors which are positioned to the rear, gas fire display with brick surround, quarry tiled mantle and matching hearth, three wall mounted light points, ceiling light point, radiator, wall sockets, TV connection point.

### DINING ROOM

10' 11" x 16' 4" (into bay) (3.33m x 4.98m)

This versatile room is purpose built as the dining room and provides ample floor space for free standing living room/dining room furniture and has UPVC double glazed bay window overlooking the front aspect, ceiling light point, radiator, wall sockets, electric fire display.





#### FITTED KITCHEN

13' 6" x 9' 0" (4.11m x 2.74m)

With a matching range of base units and drawers, recess and gas point for free standing cooker, recess and point for free standing fridge, roll top working surface with matching upstands, inset stainless steel sink and double drainer unit with hot and cold taps over, matching wall units offering further storage space, ceiling light point, UPVC double glazed window overlooking the rear garden, wall sockets, 'Potterton' boiler, radiator, decorative vinyl flooring.

#### GUEST CLOAKROOM

5' 8" x 2' 10" (1.73m x 0.86m)

The matching suite comprises of a close coupled WC, wall mounted hand wash basin with hot and cold taps over, obscure glazed window to the side aspect, ceiling light point, carpet tiled flooring.

#### VERANDA/UTILITY AREA

11' 0" x 4' 8" (3.35m x 1.42m)

Accessed from the kitchen, this useful additional room has been used as the utility area with recess and plumbing for washing machine, obscure perspex roof, glazed window to the side, sliding glazed door, ceiling light point, wall sockets, tiled flooring, integral door into the garage.

#### FIRST FLOOR LANDING

With a stunning original feature stained glass and lead lined window to the side aspect, loft hatch access, ceiling light point, doors off to:

#### BEDROOM ONE

16' 10" x 11' 8" (5.13m x 3.56m)

The spacious master bedroom provides fantastic floor space for free standing bedroom furniture and has a UPVC double glazed bay window overlooking the rear garden, ceiling light point, radiator, wall sockets.

#### BEDROOM TWO

16' 1" x 10' 11" (4.9m x 3.33m)

Again being a double bedroom and having a superb outlook across the attractive front aspect through its UPVC double glazed bay window and having radiator, ceiling light point, wall sockets.

#### BEDROOM THREE

13' 6" x 7' 7" (4.11m x 2.31m)

This dual aspect bedroom has UPVC double glazed windows to both the front and rear aspects, wall sockets, radiator, ceiling light point.

#### BEDROOM FOUR

9' 1" x 8' 6" (2.77m x 2.59m)

Currently being utilised as the home office, the well proportioned fourth bedroom has UPVC double glazed window overlooking the rear garden, wall sockets, radiator, ceiling light point.

#### FAMILY BATHROOM

6' 8" x 7' 10" (2.03m x 2.39m)

The matching suite has ceiling to floor tiled surround, panelled bath with hot and cold taps over and shower fitment above, pedestal hand wash basin with hot and cold taps over and vanity mirror above, original heated towel rail, obscure UPVC double glazed window to the front aspect, ceiling light point, door into the airing cupboard enclosing the pre-lagged hot water tank.



### FIRST FLOOR WC

5' 1" x 2' 6" (1.55m x 0.76m)

With half tiled surround, ceiling light point, obscure UPVC double glazed window to the side aspect, close coupled WC.

### OUTSIDE

#### GARAGE

Benefitting from having double opening garage doors accessed from the front driveway, the garage offers off road parking facilities or excellent original storage space and encloses ceiling strip light, wall sockets, fitted shelving units, door into the veranda.

#### REAR GARDEN

The superb rear garden boasts a wealth of outdoor space which begins with the slabbed paved patio area offering fantastic outdoor seating and entertainment space, along with access to the gardeners WC and side entrance gate, a raised lawn is split into two sections with the pergola archway separating the zones, a continuing slabbed paved path runs adjacent to the lawn with the plethora of evergreens, shrubbery and mature trees surrounding the attractive garden, slabbed base housing garden shed, a greenhouse is located to the rear with a further hidden section of garden across the rear boundary with additional outdoor space and a second timber shed, timber fencing and hedgerows to boundaries.

#### ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

#### TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

#### VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.

#### DISCLAIMER

We duly notify all prospective purchasers that the person selling the property is personally known by a member of Taylor Cole Estate Agents.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements