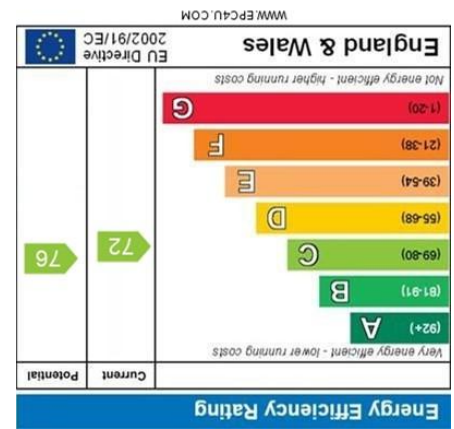


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
 NOT TO SCALE: THIS IS AN APPROXIMATE



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 Conveyer.



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- STUNNING FIVE BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN/LIVING AREA
- GREAT TRANSPORT LINKS
- THREE EN SUITES
- LARGE DRIVEWAY

Berwood Farm Road, Wylde Green,
 Sutton Coldfield, B72 1AG

Offers In Region Of
 £700,000

Property Description

Green and Company are pleased to bring to market this wonderful five bedroom detached home, with amazing features this property really is a must see. Hugely extended throughout, this fantastic five bedroom detached family home offers a large living space and is the perfect modern home for those looking for something that is extra special. At the front of the property is a large driveway providing off road parking for multiple cars whilst to the rear is a low maintenance garden with a patio area for all of your garden furniture needs. This is the sort of property that doesn't come around very often so please give us a call now to ensure to you do not miss out!

ENTRANCE HALL Providing access to the open plan kitchen/living area and office/snug with stairs leading off.

OFFICE/SNUG 13' 4" x 11' 6" (4.06m x 3.51m) Having double glazed window, radiator, ceiling lights, air conditioning and power points.

OPEN PLAN KITCHEN/LIVING AREA 27' 4 max" x 30' 11 max" (8.33m x 9.42m) Having a range of well fitted units with a central island with an integrated electric induction hob including downdraft extractor, wine fridge and electrical pop-up power socket, three cookers, fridge, freezer, bi fold doors, roof lanterns, ceiling spotlights and power points.

UTILITY ROOM 12' 5" x 5' 7" (3.78m x 1.7m)

FIRST FLOOR LANDING Providing access to three bedrooms and family bathroom.

MASTER BEDROOM 12' 7" x 15' 3" (3.84m x 4.65m) Carpeted and having two double glazed windows, radiator, ceiling lights, air conditioning, power points and access to walk in wardrobe and en suite bathroom.

BEDROOM TWO 12' 9" x 10' 9" (3.89m x 3.28m) Carpeted and having double glazed window, radiator, ceiling lights, air conditioning and power points.

BEDROOM THREE 9' 5" x 9' 11" (2.87m x 3.02m) Carpeted and having double glazed window, radiator, ceiling lights, air conditioning, power points and fitted storage.

BATHROOM 6' 1" x 7' 8" (1.85m x 2.34m) Having walk in shower, low level wc, wash basin and double glazed window.

SECOND FLOOR LANDING Providing access to two bedrooms

BEDROOM FOUR 13' 6" x 12' 5" (4.11m x 3.78m) Carpeted and having double glazed window, radiator, ceiling lights, air conditioning, power points fitted wardrobes and access to en suite bathroom.

BEDROOM FIVE 17' 5 max" x 10' 3 max" (5.31m x 3.12m) Carpeted and having double glazed window, radiator, ceiling lights, air conditioning and power points with access to its own en suite.

OUTSIDE The front of the property stands proud from the curb with a large driveway providing off road parking for multiple vehicles whilst the rear benefits from having a low maintenance garden where there is a large garden room currently being used as a bedroom / entertainment area with its own wet room. A perfect home office/ bedroom or entertainment space.

Council Tax Band D - 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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