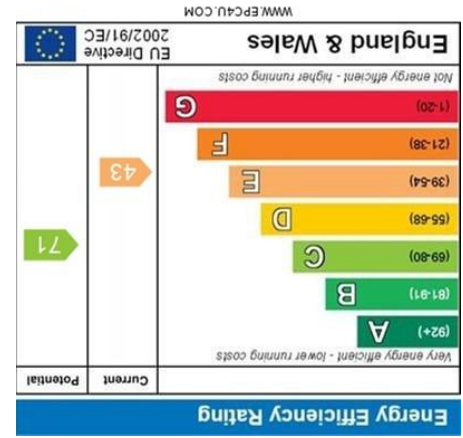


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.



Boldmere | 0121 321 3991



- STUNNING FIVE BEDROOM DETACHED HOME
- OPEN PLAN KITCHEN/LIVING AREA
- LOW MAINTENANCE GARDEN
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS

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

Offers In Region Of  
 £745,000





## Property Description

Green and Company are proud to bring to market this jaw dropping redeveloped five bedroom detached home situated on Berwood farm road in Wylde Green. This immaculately presented home is finished to a high specification with oak and glass staircases whilst also having bi-fold doors the width of the open plan kitchen/living area. The kitchen area has a range of fitted Magnet units, stylish solid granite work tops and a large central island unit with a breakfast bar. The high specification continues with underfloor heating all across the downstairs. The outside of the property benefits from having a large driveway providing off road parking for multiple cars and to the rear is a low maintenance garden with plenty of space for outdoor furniture. Please contact us now to make sure you don't miss out on this wonderful property.

**RECEPTION HALL** 17' 3" x 7' 9" (5.26m x 2.36m) Providing access to the lounge and open plan kitchen/living area.

**LOUNGE** 16' 5" x 11' 6" (5m x 3.51m) Having double glazed window to front, underfloor heating, ceiling light and power points.

**OPEN PLAN KITCHEN/LIVING AREA** 24' 11" x 20' (7.59m x 6.1m) Having a range of fitted Magnet units, stylish solid granite work tops, large central island unit with breakfast bar, bifold doors with integrated blinds, roof lantern, ceiling spotlights and power points.

**OFFICE** 13' 2" x 11' 4" (4.01m x 3.45m) Having bifold doors, underfloor heating, ceiling light and power points.

**WET ROOM** 5' 11" x 7' 3" (1.8m x 2.21m)

**FIRST FLOOR LANDING** Providing access to four double bedrooms, family bathroom and stairs leading to second floor.

**BEDROOM ONE** 16' 9" x 11' 8" (5.11m x 3.56m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM TWO** 16' 8" x 10' 10" (5.08m x 3.3m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM THREE** 13' 7" x 11' 8" (4.14m x 3.56m) Carpeted and having double glazed window, radiator, ceiling light and power points.



**BEDROOM FOUR** 13' 7" x 11' 7" (4.14m x 3.53m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**SECOND FLOOR LANDING**

**MASTER BEDROOM** 19' x 19' 9" (5.79m x 6.02m) Carpeted and having radiators, three double glazed windows, access to two walk in wardrobes and en suite.

**EN SUITE** 12' 4" x 6' (3.76m x 1.83m) Having walk in shower, low level wc and wash basin.

**OUTSIDE** The front of this wonderful home benefits from having a large driveway providing off road parking for multiple vehicles whilst at the rear having a low maintenance garden with a patio area for your garden furniture.

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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**WANT TO SELL YOUR OWN PROPERTY?**  
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