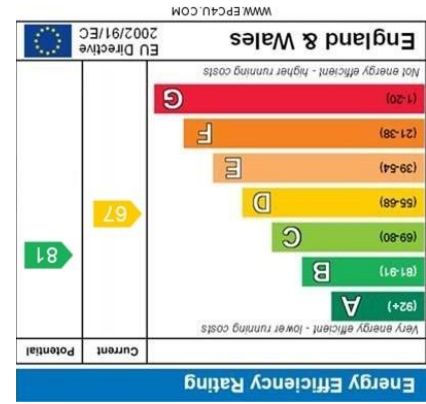


NOT TO SCALE: THIS IS AN APPROXIMATE GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 FOUR BEDROOM SEMI DETACHED HOME**
- HIGHLY SOUGHT AFTER LOCATION
- CLOSE TO LOCAL AMENITIES
- GREAT TRANSPORT LINKS
- LARGE REAR GARDEN

Green Lanes, Wylde Green, Sutton Coldfield, B73 5JH

£535,000

Property Description

This inviting traditional semi-detached house has large, bright rooms with high ceilings and wooden floors. There are landscaped front and rear gardens that are mature and private with paved patio areas that catch the sun late into the evening. The large kitchen has lots of storage space and the separate dining area has patio doors leading to the garden.

Downstairs are three reception rooms, one of which is currently a home office but could equally be a large dining room. The driveway has parking for two cars. The roof was recently refurbished, and a new bathroom fitted in summer 2023. Throughout, there is a great deal of storage space including an under-stairs cloakroom, an upstairs airing cupboard, a large, boarded attic, and a spacious garage. The utility room has space for a washing machine and tumble drier and leads to a guest WC. The gas Worcester boiler has been regularly serviced and is in good condition.

Within five minutes' walk are an Ofsted outstanding nursery and three further nurseries. Nearby there are excellent primary and secondary schools, two leading grammar schools and a private school. Green Lanes is a welcoming street: it hosts an annual street party, has a residents' WhatsApp group, and a friendly neighbourhood watch group.

Chester Road train station is five minutes by foot and provides direct connections to Birmingham city centre. Birmingham International Airport is approximately 20 minutes by car. The M5, M6 and M42 motorways are easily accessible.

Two minutes from the house are a dental practice and GP surgery. Wylde Green high street is close by and has supermarkets, independent shops, a bakery, butcher, excellent cafes, restaurants, a post office, and other amenities. Sutton Coldfield and Boldmere high streets are within walking distance. Both offer quality restaurants, cafes, shopping, and regular community and family-friendly events. Sutton Park – one of the largest urban parks in Europe – is only a short distance away. The surrounding area has many sports facilities including football pitches, rugby, golf, athletics, tennis, and sailing.

ENTRANCE HALL With stairs leading off and access to living room and kitchen/diner.

LIVING ROOM 15' 9 max" x 12' 5 max" (4.8m x 3.78m) Having radiator, ceiling light, double glazed bay window and power points,

DINING ROOM 14' 5 max" x 11' 2" (4.39m x 3.4m) Having radiator, ceiling light, double glazed bay window, double glazed French door and power points.

KITCHEN DINER 16' 11 max" x 15' 10 max" (5.16m x 4.83m) Having wall and base units, ceiling lights, gas hob and cooker, double glazed bay window, double glazed sliding doors to rear garden and power points.

UTILITY ROOM 7' 4" x 7' 7" (2.24m x 2.31m) Having base units, double glazed window, ceiling light, power points and double glazed French door to the rear garden.

FIRST FLOOR LANDING Providing access to all four bedrooms and bathroom.

BEDROOM ONE 15' 10" x 12' 5" (4.83m x 3.78m) Carpeted, having double glazed bay window, radiator, ceiling light and power points.

BEDROOM TWO 14' 5" x 12' 5" (4.39m x 3.78m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

BEDROOM THREE 8' 8" x 10' 5" (2.64m x 3.18m) Carpeted, double glazed window, radiator, ceiling light, power points.

BEDROOM FOUR 9' 9" x 6' 10" (2.97m x 2.08m) Carpeted, double glazed window, radiator, ceiling light, power points.

BATHROOM 8' 11" x 5' 0" (2.72m x 1.52m) Being tiled throughout, having double glazed window, ceiling light, heated towel rail, bath with overhead shower, low level wc, wash basin.

OUTSIDE Outside to the front is a fore garden and driveway giving access to the garage and to the rear is a well maintained good sized rear garden.

Council Tax Band E - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data available for EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard. Highest available download speed 9 Mbps. Highest available upload speed 0.9 Mbps.

Broadband Type = Superfast. Highest available download speed 80 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast. Highest available download speed 1000 Mbps. Highest available upload speed 50 Mbps.

Networks in your area - Openreach, Virgin Media

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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