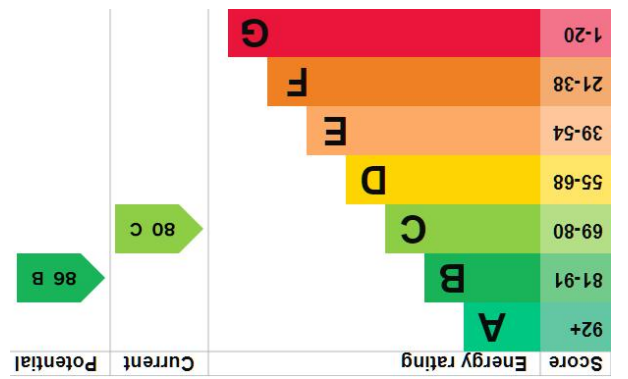


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- DECEPTIVELY SPACIOUS SIX BEDROOM DETACHED FAMILY HOME
- LOWER GROUND FLOOR ANNEX WITH KITCHEN, BEDROOM, LOUNGE AND BATHROOM
- DETACHED DOUBLE GARAGE WITH ADDITIONAL

Beech Hill Road, Wyld Green, Sutton Coldfield, B72 1BY

Offers Over £900,000



## Property Description

Every now and again, something very special comes onto the property market, and this WELL-PRESENTED SIX BEDROOM FAMILY HOME is no exception. FINISHED TO A HIGH STANDARD, this beautifully presented property offers spacious and versatile living accommodations throughout, including a lower ground floor annex with lounge, kitchen, bedroom and bathroom. The ground floor comprises entrance hall with quartz tiles, kitchen/family room, lounge, dining room and WC, with stairs to the lower ground floor and first floor. On the first floor you will find four well proportioned bedrooms, one of which has a shower room en-suite, and a family bathroom. The second floor landing has space for a home study area, as well as the showpiece master bedroom which has a walk in wardrobe and dressing area and a four piece bathroom en-suite. Externally to the front is a driveway providing off road parking, and to the rear is a detached double garage with additional parking to the side, ideal for anyone with a motorhome/caravan. Situated within a SOUGHT-AFTER LOCATION and conveniently placed for all amenities, including local shops/supermarkets with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

### LOWER GROUND FLOOR ANNEX

**ANNEX LOUNGE** 19' 05" x 11' 04" (5.92m x 3.45m) Carpeted, ceiling spot lights, two central heating radiators, power points, double glazed windows and doors to rear garden.

**ANNEX KITCHEN** 11' 04" x 6' 06" (3.45m x 1.98m) Tiled flooring, ceiling spot lights, central heating radiator, power points, range of wall and base units, electric hob & extractor fan, built in microwave, stainless steel sink and drainer, plumbing for washing machine.

**ANNEX BEDROOM** 13' 08" x 11' 10" (4.17m x 3.61m) Carpeted, ceiling light, power points, central heating radiator, double glazed windows and doors to rear garden.

**ANNEX BATHROOM** 8' 04" x 6' 03" (2.54m x 1.91m) Tiled flooring, ceiling spot lights, tiled walls, low level wc, bath with shower head connection, corner shower cubicle, hand wash basin, extractor fan and central heating towel radiator.

### GROUND FLOOR

**ENTRANCE HALL** 17' 03" x 4' 05" (5.26m x 1.35m) Quartz tiled flooring with underfloor heating, three wall lights, power points, doors to lounge, dining room, wc, and kitchen/family room, stairs to first floor and lower ground floor.

**LOUNGE** 17' 06" x 11' 10" (5.33m x 3.53m) Carpeted, underfloor heating, power points, double glazed window to front, feature gas fireplace and two wall lights.

**DINING ROOM** 10' 02" x 9' 01" (3.1m x 2.77m) Carpeted, underfloor heating, ceiling spot lights, double glazed window to front, power points, space for dining table.

**KITCHEN/FAMILY ROOM** 26' 00" x 12' 03" (max) (7.92m x 3.73m) Tiled flooring with underfloor heating, ceiling spot lights and ceiling light, two double glazed patio doors to balcony, power points, range of wall and base units and island with granite work tops, integrated fridge freezer, integrated dishwasher, integrated wine cooler, two double ovens & microwave built in and five ring gas hob, double sink and drainer and space for sofa or dining/breakfast table.

**WC** 11' 05" x 4' 08" (3.48m x 1.42m) Carpeted, ceiling spot lights, double glazed window to side, low level wc, hand wash basin, central heating towel radiator and housing boiler.

### FIRST FLOOR

**LANDING** Carpeted, feature double glazed window to side, central heating radiator, ceiling light, power points, storage cupboard, entrance doors to four bedrooms and bathroom and stairs to second floor.

**BEDROOM TWO** 11' 10" x 11' 08" (3.61m x 3.56m) Carpeted, ceiling light, central heating radiator, power points, double built in wardrobe, double glazed window to front aspect, en-suite shower room.

**EN SUITE SHOWER ROOM** 5' 07" x 5' 04" (1.7m x 1.63m) Tiled flooring, ceiling spot lights, double glazed window to side, corner shower cubicle, low level wc, hand wash basin, part tiled walls and shaving socket point.

**BEDROOM THREE** 11' 07" x 10' 02" (3.53m x 3.1m) Carpeted, ceiling light, central heating radiator, double glazed window to front aspect, double built in wardrobes, power points.

**BEDROOM FOUR** 13' 11" x 9' 05" (4.24m x 2.87m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear aspect.

**BEDROOM FIVE** 11' 07" x 9' 08" (3.53m x 2.95m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear aspect.

**BATHROOM** 7' 10" x 6' 04" (2.39m x 1.93m) Four piece family suite. Tiled flooring, ceiling spot lights, tiled walls, bath with shower head connection, corner shower cubicle, low level wc, hand wash basin, central heating radiator, shaving socket point, double glazed window to side aspect.

### SECOND FLOOR

**LANDING** 14' 01" x 7' 05" (4.29m x 2.26m) Carpeted, ceiling light, central heating radiator, power points, loft access, space for office/work station, space for wardrobe.

**BEDROOM ONE** 17' 10" (into bay) x 11' 08" (5.44m x 3.56m) Carpeted, two ceiling lights, two central heating radiators, power points, double glazed bay window to rear aspect, walk in wardrobe/dressing area, en-suite bathroom.

**WALK IN WARDROBE** 7' 02" x 5' 06" (2.18m x 1.68m) Carpeted, ceiling spot lights, two double built in wardrobes, dressing table with fitted draws, power points, entrance door to en-suite bathroom.

**EN SUITE BATHROOM** 7' 06" x 5' 06" (2.29m x 1.68m) Tiled flooring, ceiling spot lights and extractor fan, part tiled walls, bath with shower head connection, corner shower cubicle, low level wc, hand wash basin, central heating towel radiator, shaving socket point.

**OUTSIDE** To the front of the property is a driveway providing off road parking, and to the rear is a detached double garage with additional parking to the side, useful for a motorhome/caravan.

The private rear garden is well maintained with a patio area off the lower ground floor annex, balcony with stairs down from the kitchen/family room, and is mostly laid to lawn.

**DETACHED DOUBLE GARAGE** 19' 07" x 17' 00" (5.97m x 5.18m) Electric up and over door, side entrance door from garden, power points and ceiling light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** In accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

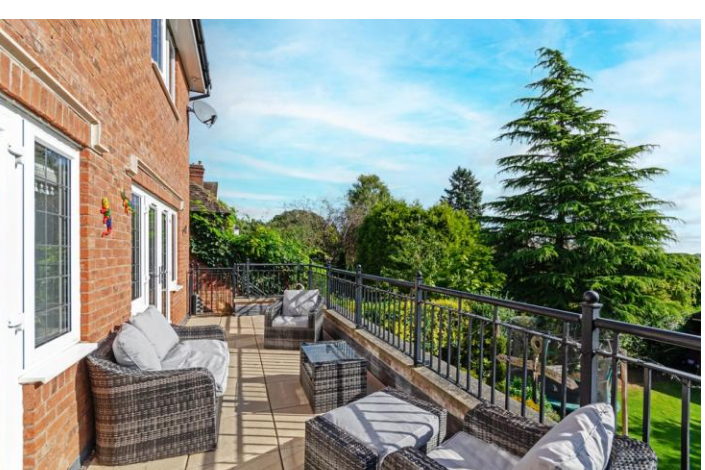
### TENURE

The Agent understands that the property is freehold but has got a £40 per month service charge currently paid yearly for the gardening to the side of the property and emptying of the septic tank. 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991



**WALK IN WARDROBE** 7' 02" x 5' 06" (2.18m x 1.68m) Carpeted, ceiling spot lights, two double built in wardrobes, dressing table with fitted draws, power points, entrance door to en-suite bathroom.

**EN SUITE BATHROOM** 7' 06" x 5' 06" (2.29m x 1.68m) Tiled flooring, ceiling spot lights and extractor fan, part tiled walls, bath with shower head connection, corner shower cubicle, low level wc, hand wash basin, central heating towel radiator, shaving socket point.

**OUTSIDE** To the front of the property is a driveway providing off road parking, and to the rear is a detached double garage with additional parking to the side, useful for a motorhome/caravan.

The private rear garden is well maintained with a patio area off the lower ground floor annex, balcony with stairs down from the kitchen/family room, and is mostly laid to lawn.

**DETACHED DOUBLE GARAGE** 19' 07" x 17' 00" (5.97m x 5.18m) Electric up and over door, side entrance door from garden, power points and ceiling light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:

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

Broadband coverage:-  
Broadband Type = Standard Highest available download speed 14 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 100 Mbps.  
Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** In accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**FIXTURES AND FITTINGS** as per sales particulars.

### TENURE

The Agent understands that the property is freehold but has got a £40 per month service charge currently paid yearly for the gardening to the side of the property and emptying of the septic tank. 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.

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

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991