

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 Conveyor.

Boldmere | 0121 321 3991



- FIVE BEDROOM STUNNING DETACHED HOME
- VIEWS OVER GOLF COURSE
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DOUBLE GARAGE
- THREE LARGE RECEPTION ROOMS

Brooks Road, Wyld Green, Sutton Coldfield, B72 1HP

Offers over £900,000



## Property Description

New to market is this stunning five bedroom detached residence backing on to Walmley golf course. This property is ideal for families who seek a serene and peaceful environment. The highly sought after location is one of the property's most attractive features, with excellent public transport links and local amenities within easy reach. Families will appreciate the proximity to reputable schools and the abundance of green spaces in the surrounding area. Its quiet setting offers residents an escape from the city's hustle and bustle. The property exhibits unique features that enhance its charm. There's a garage and parking area for convenience. The beautifully maintained garden is perfect for relaxation and outdoor activities. Adding to the property's allure is the beautiful view, looking over Walmley golf course, providing a serene backdrop to this lovely home. The 5-bedroom layout includes a spacious master bedroom with an en-suite and an abundance of natural light flooding the room. The second bedroom also comes with an en-suite, and built-in wardrobes, providing ample storage space. The large bathroom features a heated towel rail, walk-in shower and a jacuzzi bath adding a touch of luxury. The kitchen is a cook's dream with a kitchen island and ample dining space. Natural light streaming in makes it a pleasant space for family meals. The living room promises a stunning garden view and direct access to the garden, creating a seamless indoor-outdoor living experience. This property truly offers a perfect blend of comfort and convenience.

To ensure you don't miss out on what this property has to offer, call us now to book your viewing!

**PORCH** 2' 6" x 11' 9" (0.76m x 3.58m)

**ENTRANCE HALLWAY** 17' 10" x 10' 5" max (5.44m x 3.18m) Providing access to all living areas with stairs leading off.

**DINING ROOM** 16' 7" max x 11' 11" (5.05m x 3.63m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**KITCHEN/BREAKFAST ROOM** 28' 9" x 13' 5" (8.76m x 4.09m) Having laminate flooring, double glazed windows to rear and side, double glazed double French door, a range of wall and base units, cooker, induction hob, sink, kitchen island, two radiators, ceiling lights and power points.

**GAMES ROOM** 14' 11" x 16' 7" (4.55m x 5.05m) Carpeted, double glazed window, radiator, ceiling light and power points.

**GARAGE** 24' 4" max x 17' 1" (7.42m x 5.21m) Having electric up and over door, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

**UTILITY SPACE** 2' 9" x 7' 9" (0.84m x 2.36m) (Inside the garage)

**DOWNSTAIRS WC** 5' 7" x 9' 1" (1.7m x 2.77m) Having laminate flooring, double glazed window, radiator, ceiling light, low level wc, wash basin and fitted storage.

**FIRST FLOOR GALLERIED LANDING** 17' 5" x 10' 4" (5.31m x 3.15m) Three double glazed windows, radiator, ceiling light and power points.

**MASTER BEDROOM** 18' 1" x 13' 5" (5.51m x 4.09m) Two double glazed windows, fitted wardrobes, radiator, ceiling light and power points.

**EN SUITE** 5' 5" x 10' 7" (1.65m x 3.23m) Tiled, double glazed window, walk-in shower, low level wc, wash basin, heated towel rail and ceiling lights.

**BEDROOM TWO** 14' 2" max x 16' 6" (4.32m x 5.03m) Two double glazed windows, fitted wardrobes, radiator, ceiling light and power points.

**EN SUITE** 3' 11" x 7' 11" (1.19m x 2.41m) Tiled throughout, double glazed window, walk-in shower, low level wc, wash basin, ceiling light and radiator.

**BEDROOM THREE** 10' 5" x 16' 6" (3.18m x 5.03m) Carpeted, double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 14' 3" x 10' 5" (4.34m x 3.18m) Carpeted, double glazed window, fitted wardrobes, radiator, ceiling light and power points.



**BEDROOM FIVE** 10' 4" x 12' (3.15m x 3.66m) Carpeted, double glazed window, fitted storage, radiator, ceiling light and power points.

**FAMILY BATHROOM** 8' 6" x 11' 11" (2.59m x 3.63m) Tiled throughout, double glazed window, walk-in shower, jacuzzi bath, low level wc, wash basin, heated towel rail and ceiling spotlights.

Council Tax Band G - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 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.

**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. 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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