

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



- FOUR BEDROOM DETACHED HOME
- HIGHLY SOUGHT AFTER LOCATION
- RARE OPPORTUNITY
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES

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

£700,000



## Property Description

We proudly present this detached property for sale, located in a serene neighbourhood. The property is neutrally decorated, providing an elegant and cosy living space that can be personalised to your taste. The property boasts four spacious bedrooms, providing ample space for families and couples alike. The single bathroom is well proportioned, ensuring that your morning routine never feels rushed. The heart of this home is undoubtedly its two reception rooms. These rooms are versatile spaces that can be adapted to suit your needs, whether that be a formal dining room, a cosy lounge or even a home office. The third reception room which could also be used as a fifth bedroom is extremely spacious and flooded with natural light. The property also features a generously sized kitchen, perfect for those who enjoy cooking and entertaining. One of the greatest advantages of this property is its location. It is conveniently situated near public transport links, making it perfect for those who commute. The property is also near schools, making it an ideal choice for families. The local amenities are just a short walk away, adding to the convenience of living here. Furthermore, the property is surrounded by green spaces, providing a breath of fresh air and a chance to connect with nature.

This wonderful property is perfect for families and couples who are seeking a quiet, comfortable and convenient place to call home. Don't miss this opportunity to make this house your dream home. Book your viewing now!

**ENTRANCE HALL** 24' 10" max x 4' 9" (7.57m x 1.45m) Providing access to all living areas and stairs leading off.

**DINING ROOM** 29' 1" x 10' 10" (8.86m x 3.3m) Carpeted, double glazed window, double glazed sliding door to rear, radiator, ceiling light and power points.

**LOUNGE** 14' 5" max x 17' max (4.39m x 5.18m) Carpeted, two double glazed windows, two radiators, ceiling light and power points.

**OFFICE/BEDROOM FIVE** 9' 5" x 21' 4" (2.87m x 6.5m) Having vinyl flooring, double glazed window, radiator, ceiling light and power points.

**KITCHEN** 14' x 12' 2" (4.27m x 3.71m) Vinyl flooring, range of wall and base units, cooker, gas hob, sink, radiator, ceiling light and power points, three double glazed windows and single glazed French door.

**WC** 3' x 8' (0.91m x 2.44m) Vinyl flooring, low level wc, wash basin, heated towel rail, ceiling light.

**FIRST FLOOR LANDING** Providing access to all bedrooms and family bathroom.

**MASTER BEDROOM** 19' 5" x 10' 4" (5.92m x 3.15m) Carpeted, two double glazed windows, fitted storage, wash basin, radiator, ceiling light and power points.

**BEDROOM TWO** 10' 5" x 12' 10" (3.18m x 3.91m) Carpeted, two double glazed windows, double glazed French door, radiator, ceiling light and power points.

**BEDROOM THREE** 16' 7" max x 14' 10" max (5.05m x 4.52m) Carpeted, double glazed window, store cupboard, wash basin, radiator, ceiling light and power points.

**STORE CUPBOARD TO BEDROOM THREE** 7' 4" x 7' 2" (2.24m x 2.18m)

**BEDROOM FOUR** 8' 4" x 10' 5" (2.54m x 3.18m) Carpeted, double glazed window, radiator, ceiling light and power points.

**FAMILY BATHROOM** 10' 6" x 7' 1" (3.2m x 2.16m) Having tiled flooring, double glazed window, low level wc, bath, walk in shower, heated towel rail, wash basin and ceiling light.



**DETACHED GARAGE** Unmeasured

(Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band F - Birmingham City Council

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 8 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 74 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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**WANT TO SELL YOUR OWN PROPERTY?**

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