



Boulbee Road

Wylde Green, Sutton Coldfield, B72 1DW

£675,000



# Property Features

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- Impressive Detached Family Home
- Spacious Proportions Throughout
- Multiple Reception Rooms
- Original Features
- Four Double Bedrooms
- Bathroom & Separate WC
- Generous Rear Garden
- Fantastic Opportunity
- Gas Centrally Heated
- Freehold

## Full Description

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Welcome to this exceptional and incredibly unique detached family home, perfectly situated in the highly regarded area of Wylde Green. This spectacular abode offers a harmonious blend of spacious proportions, timeless charm, and boundless opportunity.

Nestled within a peaceful and sought-after neighbourhood, the property is conveniently located near popular local parks, esteemed schools, and a variety of shopping amenities, making it the ideal setting for family life.

### GROUND FLOOR

Upon entering, you are greeted by a warm and inviting entrance hall that effortlessly connects you to each of the home's distinct reception areas.

The front of the property boasts a fantastic sitting room, bathed in natural light from the bright bay window and anchored by an original fireplace, creating a cosy and inviting atmosphere. At the rear of the home, a generously sized family lounge offers a tranquil retreat, with seamless access to the rear garden through a door that opens onto the rear patio.

Adjacent to the lounge, the dining room flows into a well-appointed kitchen, creating an open and functional space ideal for both everyday living and entertaining. A purpose-built utility room completes the ground floor, providing ample space for white goods, housing the combination boiler, and offering convenient access to the rear garden via the side aspect.



#### LIVING ROOM

15' 10" x 11' 11" (4.85m x 3.64m)

#### SITTING ROOM

17' 10" x 11' 9" (5.44 (Into Bay) m x 3.59m)

#### DINING ROOM

10' 11" x 9' 3" (3.33m x 2.83m)

#### KITCHEN

8' 10" x 7' 11" (2.70m x 2.42 (Max) m)

#### UTILITY ROOM

7' 2" x 4' 9" (2.20m x 1.47m)

#### FIRST FLOOR

Ascending to the first floor, the property unveils four spectacular bedrooms, each boasting comfortable double proportions. These light-filled rooms offer versatility and potential, allowing for a range of freestanding furnishings to suit your individual needs. A well-appointed family bathroom features a sleek, tiled surround and a matching three-piece suite, adding a touch of modern elegance to this charming home.

#### BEDROOM ONE

15' 11" x 10' 11" (4.86m x 3.33m)

#### BEDROOM TWO

13' 8" x 11' 3" (4.18m x 3.43m)

#### BEDROOM THREE

10' 11" x 9' 3" (3.33m x 2.83m)

#### BEDROOM FOUR

13' 4" x 7' 9" (4.08m x 2.38m)

#### BATHROOM

10' 10" x 5' 4" (3.32m x 1.65m)

#### SEPARATE WC

6' 0" x 2' 6" (1.85m x 0.78m)





## THE REAR

The rear garden is a true highlight of this property, offering a stunning and serene composition that is perfect for outdoor seating and entertainment. The garden is beautifully landscaped with vibrant, mature flora lining the borders, providing the utmost privacy and a peaceful sanctuary where you can unwind and enjoy the beauty of nature.

## ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

## TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

## VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements