

**FOR SALE**



**Wylde Green Road, Sutton Coldfield**

**5 Bedrooms, 1 Bathroom, Semi Detached House**

**Offers In Region Of £495,000**

  
**MARTIN&CO**



## Wylde Green Road, Sutton

### Coldfield

5 Bedrooms, 1 Bathroom

Offers In Region Of £495,000

- TRADITIONAL THREE STOREY SEMI DETACHED PROPERTY
- TWO SEPARATE RECEPTION ROOMS
- BREAKFAST KITCHEN
- FIVE BEDROOMS
- GUEST W.C
- INTEGRAL GARAGE

Martin & Co are delighted to bring to market this three storey traditional five bedroom semi-detached property situated in a highly sought after location. Being ideally placed for excellent road and rail links for those looking to commute, as well as superb shopping and leisure facilities within Sutton Coldfield Town Centre. There is also good local schooling.

The accommodation comprises porch, hallway, generous separate reception rooms, breakfast kitchen, ground floor guest W.C. side entry and integral garage.

On the first floor are four bedrooms that are accompanied by the family bathroom with bath, separate shower and wash basin, separate W.C.

On the second floor is another bedroom and study area.

The property further benefits include majority central heating, double glazing, block paved driveway affording multi-vehicle off road parking with block paved driveway and good sized mature rear garden with block paved patio. The property is available with no upward chain.





PORCH

RECEPTION HALL

RECEPTION ROOM 15' 4" into bay x 11' 10" (4.67m x 3.61m)

RECEPTION ROOM REAR 18' 4" into bay x 11' 11" (5.59m x 3.63m)

BREAKFAST KITCHEN 14' 10" x 10' 4" (4.52m x 3.15m)

GUEST W.C. 8' 8" x 6' 1" (2.64m x 1.85m)

GARAGE 15' 2" x 8' 8" (4.62m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE 18' 10" x 11' 11" into wardrobes (5.74m x 3.63m)

BEDROOM TWO 15' 10" x 11' 10" (4.83m x 3.61m)

BEDROOM THREE 11' 10" into bay x 8' 8" (3.61m x 2.64m)

BEDROOM FOUR 10' 3" x 9' 8" (3.12m x 2.95m)

BATHROOM 10' 5" x 6' 3" (3.18m x 1.91m)

SECOND FLOOR

STUDY 15' 10" into sloping ceiling x 9' 5" (4.83m x 2.87m)

BEDROOM FIVE 17' 5" into sloping ceiling x 10' 0" (5.31m x 3.05m)

REAR GARDEN

BLOCK PAVED DRIVEWAY



**GENERAL INFORMATION  
COUNCIL TAX BAND - E**

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

**TENURE**

Martin and Co has been informed that the property is freehold. The agent has not received confirmation from the vendor's solicitors and therefore would advise any interested parties to verify this information via their own solicitor.

Martin and Co has not tested any fixtures, heating systems or services and so cannot verify that they work or are fit for purpose. Any buyer is advised to obtain verification from their Solicitors/Surveyors. All measurements are approximate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Sutton Coldfield

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, in whole or in part. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.