



Wylde Green Road

Wylde Green, Sutton Coldfield, West Midlands, B72 1HD

Offers Over £715,000

Property Features

- Beautifully Presented Detached Family Home
- Reception Hallway
- Family Lounge and Separate Reception Room
- Dining Room
- Kitchen/Family Area
- Utility Room, Guest Cloakroom
- Bedroom One With En-suite
- Three Further Bedrooms
- Family Bathroom
- Driveway, Garage, Rear Garden

Full Description

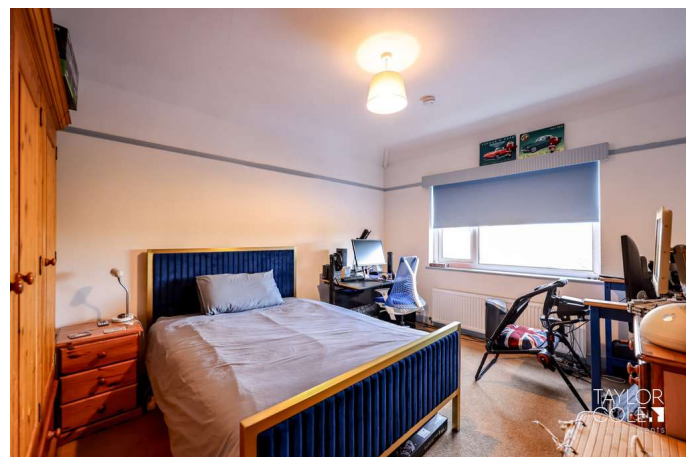
This beautifully presented, detached family home combines classic charm with modern luxury across three spacious floors, offering versatile and thoughtfully extended living spaces in an exceptional location.

Situated along an attractive, tree-lined street, this property radiates curb appeal with its quaint and exclusive setting. A well-sized tarmac driveway to the front provides ample off-road parking.

GROUND FLOOR

Upon entry, the reception hallway welcomes with high ceilings, an abundance of natural light, and traditional features that give a sense of warmth and sophistication. To the front, the expansive family lounge is highlighted by a beautiful bay window, providing a bright, airy feel and a picturesque view of the street. Adjacent to the lounge is a versatile reception room, currently used as a music studio, but ideal for other creative or family pursuits.

The heart of the home lies at the back, where an exceptional extension has created a magnificent open-plan family area and fitted kitchen, finished to the highest standard. Sleek base units with discreet under-cabinet lighting and premium integrated appliances complete this modern kitchen. With natural light streaming through two roof lanterns and twin bi-folding doors opening to the patio, this space seamlessly blends indoor and outdoor living. Adjoining the kitchen, a dedicated dining room offers an intimate setting for family meals, complemented by a utility room for added convenience. A well-appointed guest cloakroom is situated under the stairs to complete the ground floor.



ENTRANCE HALL

17' 10" x 6' 10" (5.46m x 2.10m)

LIVING ROOM

12' 11" x 12' 5" (3.94m x 3.79m)

OFFICE/MUSIC ROOM

10' 11" x 12' 5" (3.33m x 3.79m)

OPEN PLAN KITCHEN/FAMILY AREA

28' 7" x 13' 5" (8.73m x 4.09m)

DINING ROOM

10' 4" x 10' 4" (3.17m x 3.17m)

UTILITY ROOM

6' 10" x 5' 10" (2.09m x 1.78m)

GUEST CLOAKROOM

7' 11" x 5' 11" (2.42m x 1.81m)

FIRST FLOOR

On the first floor, a bright landing leads to three well-proportioned double bedrooms, with the main bedroom enjoying a private en suite. A family bathroom features a stylish three-piece suite with high-quality tile finishes.

BEDROOM ONE

12' 11" x 12' 5" (3.95m x 3.80m)

EN SUITE

6' 10" x 6' 9" (2.09m x 2.06m)

BEDROOM TWO

13' 11" x 10' 11" (4.25m x 3.33m)

BEDROOM THREE

13' 11" x 9' 3" (4.25m x 2.84m)

BATHROOM

10' 2" x 6' 2" (3.10m x 1.88m)

SECOND FLOOR

The top floor reveals an impressive loft conversion that serves as a fourth bedroom or home office, complete with a large window offering stunning views over the rear garden and ample loft storage.



BEDROOM FOUR

17' 8" x 9' 7" (5.39m x 2.94m)

OUTSIDE

REAR GARDEN

Outside, the beautifully maintained rear garden provides a peaceful retreat with a paved patio area and steps leading to a manicured lawn bordered by vibrant flowerbeds, offering a tranquil setting to relax and enjoy family life in privacy. Storage potential for the home is enhanced with a spacious integral garage, accessed via an electric up-and-over door.



INTEGRAL GARAGE

15' 11" x 8' 11" (4.87m x 2.72m)

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		74 C
55-68	D		
39-54	E	48 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