



- GREAT SIZED DETACHED PROPERTY
- TWO RECEPTION ROOMS
- FIVE BEDROOMS - ONE WITH EN SUITE
- FITTED KITCHEN
- GARAGE AND GENEROUS GARDEN



Birmingham Road, Wylde Green, Sutton Coldfield, B72 1DL

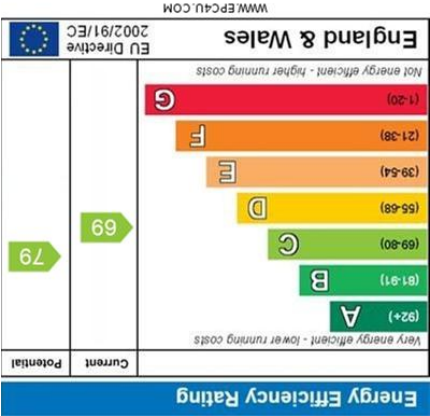
£750,000



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.







## Property Description

This impressive five-bedroom, three-bathroom home (including a spacious en-suite) offers a perfect blend of comfort, style, and functionality. Featuring two reception rooms, a modern kitchen with an adjoining dining area, and a versatile conservatory, the property provides ample space for family living and entertaining. The large rear garden is ideal for outdoor activities, while the side extension offers a fantastic opportunity for a home office or playroom. Additional benefits include a garage with driveway parking, all situated on the desirable Birmingham Road in Wylde Green, Sutton Coldfield (B72 1DL). Don't miss the chance to make this wonderful property your new family home!

Tarmac driveway with space for five/six vehicles, garage with up and over door, canopied front door leads into:-

**HALLWAY** Having wood effect flooring with open stairs up to first floor.

**BATHROOM** 5' 10" x 7' 5" (1.78m x 2.26m) Tiled floor and walls, double glazed window, heated towel rail, shower cubicle, rainfall shower with a separate head, toilet and sink built into vanity unit, spotlights.

**FRONT RECEPTION ROOM** 18' 0" x 12' 0" (5.49m x 3.66m) Fitted blinds, radiator, wood effect flooring, door onto extensions, double door into main reception room.

Side entrance / separate apartment, door leading to bedroom, two skylights, carpeted and radiator, further door, carpeted, light and double doors out to the patio.

**MAIN RECEPTION ROOM** 11' 7" x 11' 11" (3.53m x 3.63m) Wood effect flooring, four patio doors out onto rear patio, dado rail and open fire with flue and hearth for log burners.

**KITCHEN** 10' 9" x 20' 2" (3.28m x 6.15m) Tiled flooring, picture rail, radiator and radiator cover, wall and base units, electric hob and extractor fan, double oven, further radiator, two windows and double glazed door into conservatory, space for washing machine and sink, skylight, door into garage.

**CONSERVATORY** 8' 3" x 18' 5" (2.51m x 5.61m) Tiled floor, doors from kitchen, double doors out to patio leading to the lawn, double doors out to patio by the extension and main reception room, wall mounted heater, two skylights, light.

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

**FIRST FLOOR LANDING** Open staircase, wood flooring, double glazed window, loft access.

**MASTER BATHROOM** 6' 0" x 7' 8" (1.83m x 2.34m) Tiled floor to ceiling, basin with cabinet, toilet, heated towel rail, shower.

**BEDROOM TWO** 12' 0" x 11' 10" (3.66m x 3.61m) Wood effect flooring, radiator, fitted blinds, two double glazed windows.

**BEDROOM THREE** 7' 6" x 11' 10" (2.29m x 3.61m) Wood effect flooring, radiator, double glazed window overlooking side elevation.

**BEDROOM FOUR** 10' 0" x 11' 11" (3.05m x 3.63m) Wood effect flooring, double glazed window overlooking rear and radiator.

**SEPERATE HALLWAY** Leading to:-

**BEDROOM FIVE** 11' 6" x 9' 6" (3.51m x 2.9m) Wood effect flooring, radiator, double glazed window overlooking the front.

**MASTER BEDROOM** 12' 4" x 12' 8" (3.76m x 3.86m) Double glazed window, radiator.

**EN SUITE** 8' 4" x 7' 9" (2.54m x 2.36m) Tiled floor and walls, shower cubicle, rainfall shower with separate shower head, heated towel rail, window overlooking the rear, sink with cabinet underneath, toilet and wall mounted mirror with lights.

**REAR** Accessed from the conservatory, having patio area, fencing, shed, mature garden, trees, lawn.

Council Tax Band E - Birmingham

Utility Supply  
Electric - Mains  
Gas - Mains  
Water - Mains  
Heating - Gas central heating  
Sewerage - Mains

**Flood Risk**  
Based on the Gov UK website's long-term flood risk checker, this property has been summarised as very low.

Predicted mobile phone coverage and broadband services at the property.

Mobile coverage for:  
EE, O2, Three and Vodafone - Good outdoor and in-home

Broadband coverage:  
Broadband Type = Standard Highest available download speed 13 Mbps. Highest available upload speed 1 Mbps.  
Broadband Type = Superfast Highest available download speed 169 Mbps. Highest available upload speed 23 Mbps.  
Broadband Type = Ultrafast Highest available download speed 1800 Mbps. Highest available upload speed 220 Mbps.  
Networks in your area:- Virgin Media, Openreach

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.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**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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