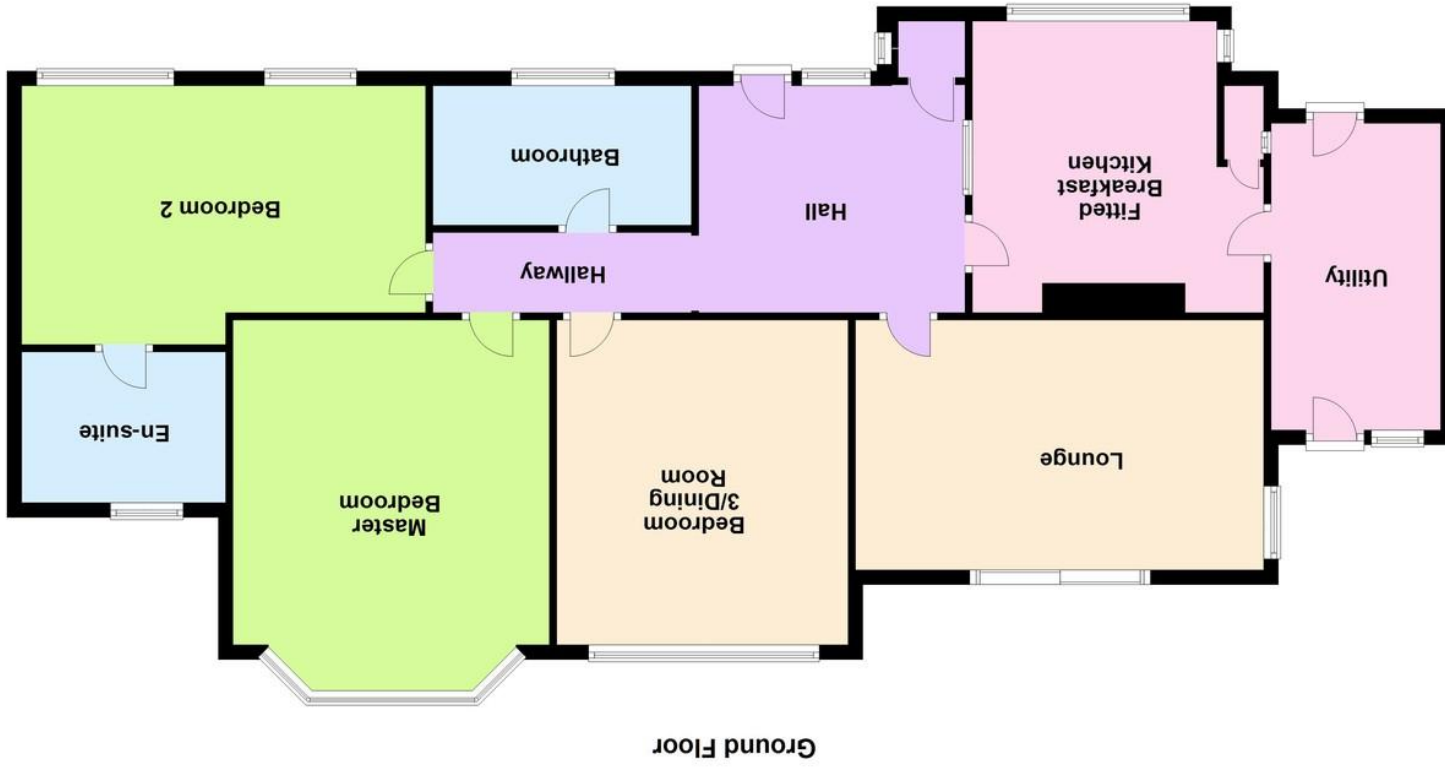
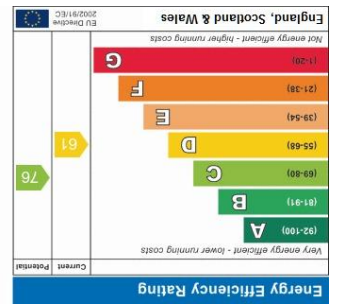


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyor.



Walmley | 0121 313 1991



- Detached Bungalow In Sought After Location
- Three Bedrooms (Dining Room Option)
- Lounge
- En-Suite Shower Room
- Fitted Breakfast Kitchen & Utility Room

Fininstall Close, Wylde Green,
 Sutton Coldfield, B72 1HA

£455,000



Property Description

A well presented detached bungalow situated in a sought after residential location set in a cul de sac off Wyld Green Road. Benefitting from no upward chain, an internal inspection is essential to appreciate the accommodation on offer. Briefly comprising of spacious entrance hall, attractive lounge, fitted breakfast kitchen, utility room, three bedrooms including one with en-suite, family bathroom, attractive rear garden enjoying a private aspect and ample off road parking. In more detail the accommodation comprises of:

SPACIOUS ENTRANCE HALL Having double glazed entrance door and side panel, radiator, door to built-in cloaks cupboard housing gas fired boiler and doors off to:

LOUNGE 17' 11" x 11' 11" (5.46m x 3.63m) Having a feature marble fire place and hearth housing coal effect electric fire, two radiators, double glazed window to side elevation, coving to ceiling and double glazed patio doors to rear.

FITTED BREAKFAST KITCHEN 14' 4" max and 11' 4" min x 13' 10" (4.37m max and 3.45m min x 4.22m) Fitted with a comprehensive range of base and wall units with contrasting work surfacing housing one and a half bowl stainless steel sink unit with mixer tap, complementary ceramic splash back tiling, integrated four ring ceramic hob with electric oven and extractor hood included, dishwasher included, double glazed window to front, radiator, door to useful built-in pantry and obscure double glazed door to:

UTILITY ROOM 12' 6" x 6' 4" (3.81m x 1.93m) Having base and wall units with contrasting roll edged work surfacing, housing sink unit, also having space for washing machine and further appliances, radiator, obscure double glazed door providing front access, double glazed window and double glazed door providing rear access.

MASTER BEDROOM 18' 5" max into bay x 11' 11" (5.61m x 3.63m) Having feature double glazed bay window to rear, radiator and wardrobes to one wall.



BEDROOM TWO 13' 3" x 9' 8" (4.04m x 2.95m) Having two double glazed windows to front, radiator, coving to ceiling, door to loft space and door to en-suite shower room.

EN-SUITE SHOWER ROOM Having a white suite comprising of shaped pedestal hand wash basin, close coupled WC, shower enclosure, radiator and obscure double glazed window to rear.

BEDROOM THREE (DINING ROOM OPTION) 14' 9" x 9' 10" (4.5m x 3m) Having double glazed window to rear and radiator.

FAMILY BATHROOM Having a suite comprising of panelled bath, pedestal shaped hand wash basin, close coupled WC, extractor fan, radiator, coving, pull cord light to ceiling and obscure double glazed window to rear.



OUTSIDE

DELIGHTFUL REAR GARDEN Enjoying a private aspect comprising of a paved patio area, shaped lawn with raised flower borders with pathway to side and further borders leading to rear paved area and footpath with further borders including various mature shrubbery. There is an external cold water tap and timber storage shed included.

FRONT There is a pebbled driveway providing ample off road parking and a lawned fore garden with stocked flower bed.

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.

