



## Beverley Close

Wylde Green, Sutton Coldfield, B72 1YF



Sutton Coldfield  
Fine Residential



## Beverley Close

Wylde Green, Sutton Coldfield, B72 1YF

**A WELL PRESENTED MODERN DETACHED RESIDENCE OCCUPYING A POPULAR AND ESTABLISHED RESIDENTIAL LOCATION CLOSE TO WYLDE GREEN.**

This attractive modern detached residence occupies a very convenient location approached from Penns Lane and Fourlands Avenue. All amenities are close at hand, including the comprehensive facilities at Wylde Green, schools for all ages and regular public transport including Cross-City rail services from Chester Road station.

The well presented modern accommodation with gas central heating and double glazing briefly comprises:

Vestibule Entrance with quarry tiled floor.

Through Lounge/Dining Room with feature fireplace and gas coal effect fire. Laminate flooring, coved ceiling, window to front and patio doors to the rear gardens.

Refitted Kitchen. Range of white gloss units with integrated appliances, including inset circular sink, floor cupboards and drawers, worksurfaces, wall units, inset 4 burner hob with extractor above and oven below, dishwasher and fridge/freezer. Concealed washing machine, laminate flooring, window overlooking rear gardens and door to patio.







### On The First Floor

Landing with window to side and hatch to loft.

Bedroom One with built-in wardrobes and window to front.

Bedroom Two with built-in wardrobes and window overlooking the rear gardens.

Bedroom Three with window to front.

Refitted Shower Room. Full length shower enclosure with rain head, wall mounted wash basin with illuminated mirror above, drawers below and wall cabinets either side. WC, ceramic wall and floor tiling and chrome ladder radiator.

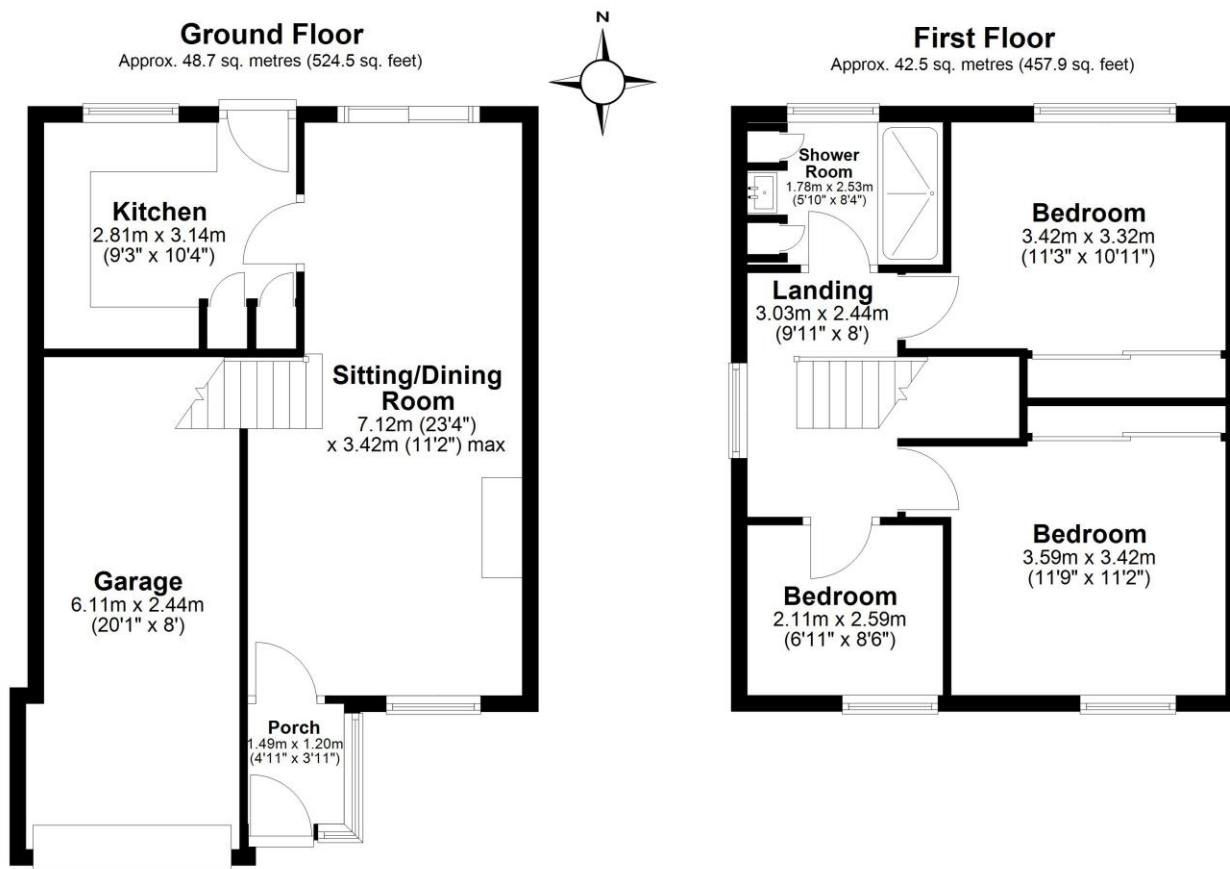
### Outside

Built-in Single Garage with gas fired boiler.

Side Entrance.

Private Rear Gardens with block paved patio, lawn, borders and evergreen screening hedges.





Total area: approx. 91.3 sq. metres (982.4 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Estate House, 4-6 High Street, Sutton Coldfield, West Midlands B72 1XA  
Tel: 0121 354 9229 | Email: [enquiries@quantrills.co.uk](mailto:enquiries@quantrills.co.uk)  
[www.quantrills.co.uk](http://www.quantrills.co.uk)



**Sutton Coldfield**  
Fine Residential