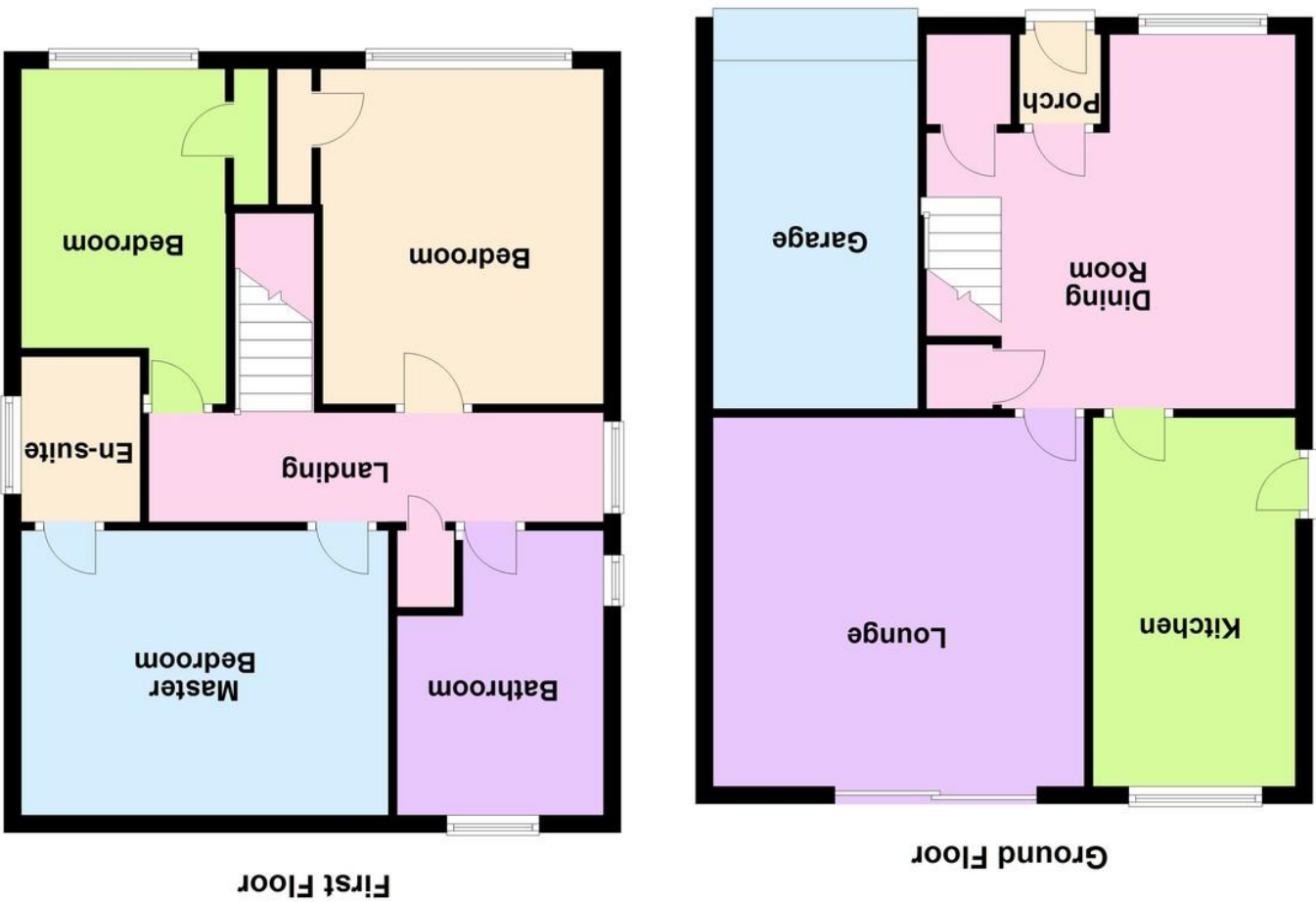


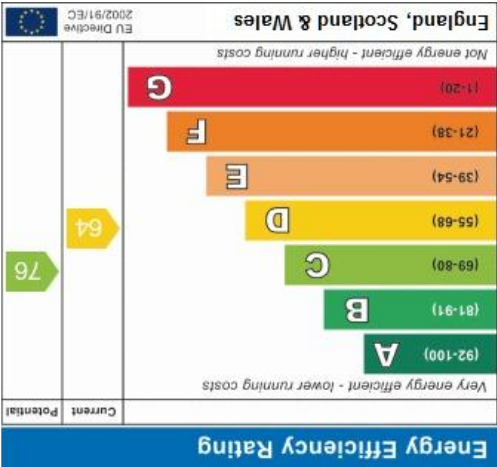
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



Boldmere | 0121 321 3991



- A WELL PRESENTED
DETACHED FAMILY HOME
- POPULAR CUL-DE-SAC
LOCATION
- FAMILY LOUNGE WITH
SEPERATE DINING ROOM
- FITTED KITCHEN
- THREE GOOD SIZED
BEDROOMS

Arden Drive, Wylde Green, Sutton Coldfield, B73 5ND

£375,000



Property Description

**** DRAFT DETAILS - AWAITING APPROVAL **** This well presented detached house occupies this popular Cul-de-sac location close to local amenities including the shops and facilities at both Wylde Green and Boldmere with public transport on hand including Wylde Green train station within walking distance as well as excellent local schools in the vicinity and transport links into both Sutton Coldfield Town Centre and Birmingham City Centre.

The accommodation briefly comprises:- Entrance porch, dining room, family lounge, kitchen, landing, three good sized bedrooms - master with en-suite and family bathroom. Outside the property is set back behind the driveway giving access to the garage and to the rear is a secluded rear garden. Early internal viewing of this property is recommended which is available with no upward chain. In more detail the accommodation comprises:

ENCLOSED PORCH Having obscure glazed inner door leading to dining hall.

DINING ROOM 13'11" max x 12' 4 max" (3.76m x 4.24m) Having front facing double glazed bay window, alarm pad, central heating radiator, understairs cupboard, door to cloaks cupboard and open stairs leading to first floor and accommodation.

LOUNGE 14' 02" x 13' 10" (4.32m x 4.22m) Having double glazed patio door to rear, feature fireplace and coal effect electric fire and lighting, coving and central heating radiator.

KITCHEN 14' 2" x 7' 10" (4.32m x 2.39m) Having a matching range of wall and base units with roll edge work surfaces over incorporating a one and a half stainless steel sink unit, rear facing double glazed window, breakfast bar, cupboard housing Potterton boiler and obscure glazed door to rear.

FIRST FLOOR

LANDING Having side facing obscure double glazed window, loft hatch and airing cupboard.

BEDROOM ONE 10' 11" x 13' (3.33m x 3.96m) Having rear facing double glazed window, central heating radiator and door to en suite.

ENSUITE Having side facing obscure double glazed window, central heating radiator, wc, shower cubicle and wash basin.

BEDROOM TWO 12' 8" max x 10' 9" max 9' 4" min (3.86m x 3.28m) Having front facing double glazed window, central heating radiator and built in cupboard.

BEDROOM THREE 12' 3" x 7' 10" (3.73m x 2.39m) Having front facing double glazed window, central heating radiator, over stairs cupboard.

BATHROOM Having side and rear facing obscure double glazed windows, bath, low flush wc, separate shower cubicle, wash basin and central heating radiator

OUTSIDE REAR GARDEN This private and mature rear garden has a paved full width patio area with seating areas and low level walling with steps up to an additional patio and also a lawned area with a wealth of well stocked borders and shrubs. There is also an outside tap and two gated side accesses.

GARAGE UNMEASURED With up and over door to front. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.