

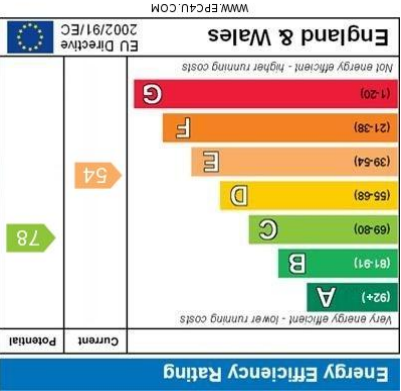
NOT TO SCALE: THIS IS AN APPROXIMATE  
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- MUCH SOUGHT AFTER LOCATION
- FIVE WELL PROPORTIONED BEDROOMS
- OFF ROAD PARKING TO FORE
- TWO RECEPTION ROOMS
- CENTRAL HEATING where specified

Vesey Road, Wylde Green, Sutton Coldfield, B73 5NP

Offers Over £675,000





## Property Description

Green & Company is delighted to bring to market this unique opportunity to acquire a beautifully presented and spacious FIVE bedroom semi-detached family home on Vesey Road. Viewing is essential to appreciate the size and standard of accommodation on offer. Appropriately modernised throughout, this attractive Edwardian-period light and airy high-ceilinged and semi-detached home is situated on one of the most highly regarded roads in Wylde Green. It is conveniently situated for local amenities, including the shops in Wylde Green, with excellent local schools in the vicinity. The public transport on hand includes both Wylde Green and Chester Road train stations and multiple bus routes into both Birmingham City Centre and Sutton Coldfield Town Centre. Motorway connections are close. In brief, the accommodation comprises: entrance porch, impressive reception hallway, lounge, dining room, breakfast room, kitchen, utility area and guest WC. On the first floor are four good-sized double bedrooms, bathroom and separate WC, with a further large double bedroom situated on the second floor. The property is set back from the road, with a multi-vehicle driveway to fore and, to the rear of the property, is a well presented and maintained garden and home studio/office. This home offers the perfect blend of contemporary living with stylish traditional features that are in keeping with its period. .

**ENCLOSED PORCH** Having glazed reception door, two windows to fore and one to side, tiled floor and stained glass reception door with opaque leaded light window giving access to welcoming reception hallway.

**RECEPTION HALLWAY** The reception hallway offers a striking and impressive first impression which sets the tone for the rest of the property. It's welcoming and spacious, with a built-in window seat, coving to ceiling, dado rail, central heating radiator, turning staircase with feature stained-glass windows to side elevation, understairs storage cupboard and doors off to the following accommodation:

**FAMILY LOUNGE** 19' 3" max 14' 2" min x 13'2" max A superb and very generous living room with glazed bay window to front with radiator under, coving and medallion to ceiling and picture rail. The main focal point of the room is a feature fireplace with classic style hearth and surround with integrated fire.

**DINING ROOM** 16' 7" x 12' 10" max 11' 7" min to chimney breast (5.05m x 3.91m) A beautifully presented, stunningly impactful large formal dining room with views of the rear garden, double-glazed windows and French doors which open out to the rear patio area, coving to ceiling, picture rail, wood-effect flooring and central heating radiator. The main feature of the room is the fireplace with matching hearth and back.

**INNER LOBBY** Door leading to breakfast room and door into;

**GUEST CLOAKROOM** Opaque glazed window to side, low flush WC unit, corner wash-hand basin and central heating radiator.

**FAMILY BREAKFAST ROOM/THIRD RECEPTION ROOM** 10' 5" min plus doorwell x 10' 7" (3.18m x 3.23m) This family breakfast room offers versatile living space and can be utilised to suit your needs with picture rail, dado rail with panelling below, window to side, central heating radiator, wood effect flooring and door through to:

**FITTED KITCHEN** 13' 5" x 10' 8" (4.09m x 3.25m) The kitchen has windows to both sides (one side double-glazed), tiled flooring and door giving access to utility area. The kitchen has been tastefully fitted with a range of wall, drawer and base level units, timber effect work surfaces over, range style cooker (included in sale) with fitted complementary tiled splashback, space and plumbing for dishwasher, integrated fridge, stainless steel one-and-a-half bowl sink unit with drainer, spotlights to ceiling and central heating radiator.

**UTILITY AREA** 16' 5" x 6' (5m x 1.83m) Having doors giving access to frontage and rear garden and door giving access to laundry room. The utility area is fitted with wall, drawer and base level units, with space and plumbing for an automatic washing machine, and a Belfast styled sink.

**LAUNDRY ROOM** 7' 10" x 7' 1" (2.39m x 2.16m) Having double-glazed window to rear elevation, base level units and space for white goods.

**FIRST FLOOR LANDING** Having two stained-glass windows on staircase, central heating radiator, doors off to bedrooms, bathroom, WC and continuation of staircase leading to second floor.

**BEDROOM ONE** 16' max 11' 6" min to furniture front x 13' max into wardrobes 9' 8" min to chimney breast and warro Having double-glazed window overlooking rear garden, coving to ceiling, central heating radiator, a range of fitted wardrobes with fitted shelving and dressing table with matching 'His & Hers' hand-wash basins with vanity area.

**BEDROOM TWO** 14' 2" x 12' 10" max (4.32m x 3.91m) Having double-glazed window to front, coving to ceiling, picture rail and central heating radiator.

**BEDROOM THREE** 12' 1" x 10' 8" max 11' 8" min to chimney breast (3.68m x 3.25m) Having double-glazed window overlooking rear garden and central heating radiator.

**BEDROOM FOUR** 8' 3" min to wardrobe front 15' max into warrobe and bay x 10' 2" min chimney breast 10' 8" max (2.5 Having double-glazed bay window with stunning view to front elevation, fitted wardrobes, central heating radiator and feature fire surround.

**FAMILY BATHROOM** 8' 10" max x 7' max (2.69m x 2.13m) Having double-glazed opaque window to side elevation and built-in airing cupboard. The bathroom has been thoughtfully fitted with a white suite, comprising panelled bath, pedestal wash-hand basin, shower cubicle with shower and complementary tiling to walls.

**SECOND FLOOR LANDING** Window to side and doors into two large walk-in storage cupboards with potential to adapt to en-suite or dressing (subject to relevant planning permissions being given).

**BEDROOM FIVE** 16' 6" max to wardrobes 14' 2" min x 12' 10" max (5.03m x 3.91m) Having double-glazed window to rear aspect, central heating radiator and a range of fitted wardrobes.

**REAR GARDEN** Good sized lawn, mature plants and shrubs to borders, landscaped end, attractive block paved patio area and paths, two timber sheds, wood store and rear gated access.

**OFFICE/STUDIO** 14' 9 max" x 9' 06" (4.5m x 2.9m) Formerly a garage with rear access and currently being used as a home studio/office. Connected to mains electricity, with hard-wired broadband cable to house, within WiFi range of house and integrated into the property's wireless intruder alarm system which has been regularly serviced. (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.  
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