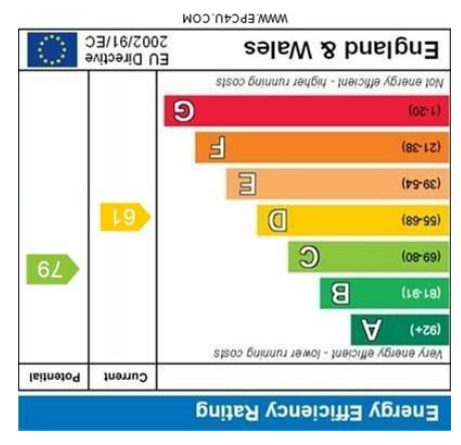


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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



- FIVE BEDROOM DETACHED HOME
- CLOSE TO LOCAL AMENITIES
- LARGE GARDEN
- SPACIOUS KITCHEN / DINER
- MASTER BEDROOM WITH EN SUITE

Wylde Green Road, Sutton Coldfield, B72 1HB

£800,000



## Property Description

Introducing this charming 5-bedroom detached property, ideal for families, located in a sought-after area offering excellent public transport links and local amenities. Upon entering, you are greeted by the spacious reception rooms, with high ceilings adding an elegant touch to the property. The property boasts two reception rooms, providing ample space for family gatherings and everyday living. The second reception room provides direct access to the well-maintained garden, perfect for outdoor relaxation and entertaining. The master bedroom features an en-suite bathroom and benefits from an abundance of natural light, creating a bright and airy atmosphere. With three bathrooms, a spacious kitchen and a separate utility room this home offers practicality alongside its comfortable living spaces. The remaining bedrooms offer flexibility for various needs, whether for additional family members or as home offices.

Don't miss the opportunity to own this wonderful family home with unique features and a warm, inviting ambiance. Contact us today to arrange a viewing and experience the beauty of this property firsthand.

**ENTRANCE HALL** 18' 3" x 6' 5" (5.56m x 1.96m) Having laminate flooring, providing access to dining room, drawing room, kitchen/breakfast room and stairs leading off.

**DINING ROOM** 13' 9" x 12' 6" (4.19m x 3.81m) Carpeted, double glazed bay window, two double glazed windows, ceiling light, radiator, power points.

**DRAWING ROOM** 18' 3" x 12' 6" (5.56m x 3.81m) Carpeted, double glazed bay window, double glazed double French doors, double glazed window, radiator, two ceiling lights and power points.

**KITCHEN** 19' 2" x 11' 4" (5.84m x 3.45m) Tiled flooring, free-standing base units, sink, double glazed double French doors, double glazed window, radiator, ceiling light and power points.

**SHOWER ROOM** Having walk-in shower, low level wc, wash basin and ceiling light.

**FIRST FLOOR LANDING** Providing access to master bedroom, three other bedrooms and family bathroom.

**MASTER BEDROOM** 18' 3" x 12' 7" (5.56m x 3.84m) Carpeted, three double glazed windows, radiator, ceiling light and power points.

**BEDROOM TWO** 14' 3" x 12' 7" (4.34m x 3.84m) Carpeted, double glazed bay window, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 5" x 8' 5" (3.48m x 2.57m) Carpeted, double glazed window, radiator, ceiling light, power points.

**BEDROOM FOUR** Laminate flooring, double glazed window, radiator, ceiling light and power points.

**BATHROOM** Tiled, walk-in shower, bath, low level wc, wash basin, double glazed window, heated towel rail and ceiling light.

**SECOND FLOOR LANDING** Providing access to bedroom five.

**BEDROOM FIVE** 12' 8" x 10' 10" (3.86m x 3.3m) Carpeted, double glazed window, radiator, ceiling light and power points.

Council Tax Band F - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice available for EE, Three, O2 and Vodafone and data available for EE, Three and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 12 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Superfast Highest available download speed 55 Mbps. Highest available upload speed 16 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area -Openreach, Virgin Media

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.

**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.

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

**WANT TO SELL YOUR OWN PROPERTY?**

CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 0121 321 3991