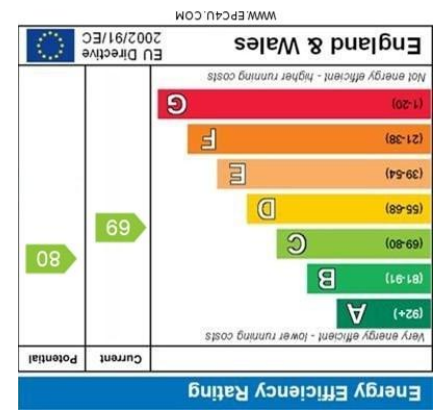


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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



- FOUR BEDROOM DETACHED HOUSE
- LOUNGE, DINING ROOM, CONSERVATORY AND FURTHER RECEPTION ROOM
- EN SUITE SHOWER ROOM
- DRIVEWAY AND OFF ROAD PARKING

Wylde Green Road, Sutton Coldfield, B72 1HH

Offers Over £700,000

Property Description

*** DRAFT DETAILS - AWAITING VENDOR APPROVAL ***

Green and Co are delighted to bring to the market this four bedroom detached house for sale in a popular residential area. The property benefits from having a lounge, dining room, second reception room currently use as a home gym and a conservatory. There is also a spacious kitchen and downstairs wc. On the first floor you have four bedrooms (one with an en suite shower room) and a family bathroom. The property is located within close proximity to Maney Hill Primary School and Bishop Walsh Catholic School. Viewing is essential to appreciate this lovely home on offer, virtual tour available.

ENTRANCE PORCH 8' 1" x 4' 3" (2.46m x 1.3m) Having double doors and windows to front entrance and ceiling light

ENTRANCE HALL 7' x 11' 9" (2.13m x 3.58m) narrowing to 3' 9"

Spacious entrance hallway, ceiling light, central heating radiator, stairs to first floor, downstairs wc and doors to lounge and kitchen.

LOUNGE 16' 5" x 11' 9" (5m x 3.58m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to front and double doors to:-

DINING ROOM 11' 2" x 9' 9" (3.4m x 2.97m) Ceiling light, central heating radiator, door to kitchen, door to lounge and door to conservatory, power points.

KITCHEN 12' x 8' 11" (3.66m x 2.72m) Having tiled flooring, ceiling spotlights, power points, range of wall and base units, space for white goods, sink and drainer, double glazed window to rear, built-in oven, hob and extractor fan, door to reception room two

RECEPTION ROOM TWO 8' 8" x 8' 7" (2.64m x 2.62m) Carpeted, ceiling light, central heating radiator, power points, double glazed patio doors to rear garden and door to garage. (Currently used as home gym.)

CONSERVATORY 12' 7" x 8' 8" (3.84m x 2.64m) Having tiled flooring, central heating radiator, double glazed patio doors to rear garden, double glazed windows to garden.

DOWNSTAIRS WC 3' 5" x 4' 1" (1.04m x 1.24m) Having low level wc, hand wash basin, ceiling light, extractor fan.

FIRST FLOOR LANDING Carpeted, ceiling light, loft access.

BEDROOM ONE 14' 4" x 10' 7" (4.37m x 3.23m) Carpeted, ceiling light, power points, central heating radiator, double glazed window to front.

BEDROOM TWO 16' x 8' 7" (4.88m x 2.62m) Carpeted, ceiling light, built-in wardrobes, central heating radiator, power point, double glazed window to front and en suite shower room.

EN SUITE SHOWER ROOM 8' 7" x 5' 5" (2.62m x 1.04m) Having tiled flooring, ceiling spotlights, extractor fan, double glazed window to rear, low level wc, hand wash basin, corner shower cubicle, central heating towel radiator.

BEDROOM THREE 11' 1" x 10' 2" (3.38m x 3.1m) Carpeted, power points, ceiling light, built-in cupboard, central heating radiator and double glazed window to rear.

BEDROOM FOUR 11' 8" x 5' 10" (3.56m x 1.78m) Carpeted, ceiling light, power points, central heating radiator, double glazed window to front and cupboard above the stairs.

BATHROOM 9' 1" x 5' 9" (2.77m x 1.75m) Tiled flooring, ceiling spotlights, double glazed window to rear, low level wc, hand wash basin, bath with overhead shower, central heating towel radiator.

OUTSIDE To the front of the property is a block paved driveway for off road parking and to the rear of the property is an enclosed rear garden with decking and lawned areas.

GARAGE 17' 6" x 8' 8" (5.33m x 2.64m) Having electric up and over door and a door from reception room 2. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band E - Birmingham

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

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

Broadband coverage:-

Broadband Type = Standard Highest available download speed 6 Mbps. Highest available upload speed 0.7 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.

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WANT TO SELL YOUR OWN PROPERTY?

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