



Connells

Green Lanes
Wylde Green Sutton Coldfield



Property Description

An immaculately presented, characterful and extended three double bedroom Victorian mid-terraced home, located in a popular location close to main road and rail cross city links, located close to amenities and local primary school. The property has been well maintained and provides block paved driveway to the front providing off-road parking, there is an entrance vestibule leading into a reception hallway, to the front there is a family lounge with feature fireplace with double doors opening into a separate dining room, there is an extended kitchen which provides an excellent breakfasting dining/kitchen that has ample storage, built-in appliances and has double doors opening into a third reception room which is currently used as a family room/snug. On the ground floor there is a guest WC. On the first floor there are three double bedrooms and a separate family bathroom with bath and separate shower cubicle. There is an excellent sized rear garden which is mature and landscaped and provides a sunny aspect rear garden.

Entrance Vestibule

Having door to the front giving access into the vestibule area, having window light over, tiled flooring, ceiling rose, coving to ceiling RCD fuse board, an internal single glazed door gives access into the reception hall.

Reception Hall

Having doors giving access into the lounge and the dining room, stairs to the first floor landing, Minton effect tiled flooring, feature stained glass window over the door and radiator to wall.

Family Lounge

13' 6" to include the bay x 9' 7" max to include the recess (4.11m to include the bay x 2.92m max to include the recess)

Having double glazed walk-in bay window to the front, feature fireplace with gas fire facility and tiled inset and hearth, TV aerial point, coving to ceiling, ceiling rose, double doors give access to the dining room.

Dining Room

12' 11" to include the recess x 9' 3" to the front of the chimney (3.94m to include the recess x 2.82m to the front of the chimney)

Having double glazed window to the rear overlooking the rear garden, wooden flooring, feature wooden fire surround with gas fire facility, tiled hearth, coving to ceiling, ceiling rose, two built-in recesses providing shelving and display storage, door gives access into the extended kitchen.

Extended Kitchen

25' 4" x 9' 5" to exclude the door recess (7.72m x 2.87m to exclude the door recess)

Briefly comprising a modern fitted breakfasting kitchen, having fitted base units with work surfaces over, fitted matching wall units, two double glazed windows to the side and double glazed French doors to the side giving access into rear garden, one and a half bowl ceramic sink with mixer tap over, decorative splash back tiling, built-in five ring gas hob, built-in electric oven with cooker hood and extractor fan, space and plumbing for a washing machine, integrated dishwasher, space and plumbing for an American fridge/freezer, wall mounted central

heating boiler concealed behind wall unit, two radiators to wall, spotlights to ceiling, feature ceiling lantern giving lots of light into the kitchen area, Kardine flooring, double doors give access into the family room with windows either side and door gives access into the guest WC.

Guest WC

Having wall mounted wash hand basin, low level flush WC, extractor fan and Kardine flooring.

Family Room/Snug

11' 8" x 9' 5" (3.56m x 2.87m)

Having double glazed window to the rear and to the side, radiator to wall, feature ceiling lantern giving extra light into the room and having views onto the rear garden.

First Floor Landing

Having doors off to the three bedrooms, the family bathroom and the built-in storage cupboard.

Bedroom 1

12' 1" x 8' 5" (3.68m x 2.57m)

Having double glazed window to the rear, radiator to wall, built-in double wardrobes into the recesses with built-in cupboards over and feature cast iron fireplace.

Bedroom 2

11' 3" x 9' 5" (3.43m x 2.87m)

Having double glazed window to the front, radiator to wall, feature fireplace, picture railing and loft access.

Bedroom 3

11' 3" maximum x 7' 11" (3.43m maximum x

2.41m)

Having double glazed window to the rear overlooking the rear garden, radiator to wall and feature fireplace.

Family Bathroom

Briefly comprising a four piece white bathroom suite, having panelled bath with mixer tap over, pedestal wash hand basin, low level flush WC, separate shower cubicle with electric shower facility, part tiling to walls, frosted double glazed window to the front and wall mounted heated towel rail radiator to wall.

Outside Front

The front of the property has a block paved driveway to the front providing off-road parking, brick built wall and hedge to the side.

Rear Garden

Being an excellent sized rear garden, having a block paved pathway leading to the front and rear garden, having block paved patio area, fencing to the sides, mature planted borders and shrubs. Beyond the block paved patio area there is garden laid to lawn with space for play areas and having mature planting throughout the garden.









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EPC Rating: Awaited
 Council Tax Band: C

Tenure: Freehold

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