



Wylde Green Road,  
Sutton Coldfield, B72 1HH

Offers in Excess of £600,000

- **SUPERBLY PROPORTIONED CHARACTERFUL DETACHED PROPERTY**
  - **THREE WELL PROPORTIONED BEDROOMS**
    - **DINING KITCHEN WITH PANTRY**
    - **SEPARATE LOUNGE AND DINING ROOM**
      - **GUEST CLOAKROOM**
    - **EXCELLENT MATURE REAR GARDEN**
  - **CLOSE PROXIMITY TO SOUGHT AFTER SCHOOLS**
  - **MASTER BEDROOM WITH DRESSING ROOM/STUDY OFF**
    - **MANY ORIGINAL FEATURES**

This superbly presented well extended traditional style detached home occupies an enviable location set within close proximity of many desirable amenities including sought after schools, shops and parks. Accessed via an enclosed porch and characterful hall the ground floor accommodation includes separate reception rooms, a dining kitchen and guest cloakroom. To the first floor there are three good sized bedrooms including a master bedroom with dressing room/study off and a bathroom with separate bath and shower cubicle. Outside a driveway provides garage access and off road parking for multiple vehicles with a secure gate leading to the generous mature rear garden and patio.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Birmingham City Council.

Services Connected: .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via [Suttoncoldfield@paulcarrestateagents.co.uk](mailto:Suttoncoldfield@paulcarrestateagents.co.uk)







**Porch**

**Hall**

**Lounge 5.05m (16'7") x 3.91m (12'10")**

**Sitting Room 5.72m (18'9") x 3.91m (12'10")**

**Dining Kitchen 6.84m (22'5") x 5.11m (16'9")**

**Garage**

**Dressing Room / Study 3.91m (12'10") x 2.03m (6'8")**

**Bedroom 1 4.86m (15'11") x 3.28m (10'9") max**

**Bedroom 2 6.17m (20'3") max x 2.51m (8'3")**

**Bedroom 3 3.08m (10'1") x 2.59m (8'6")**

**Bathroom**









# Floor Plan

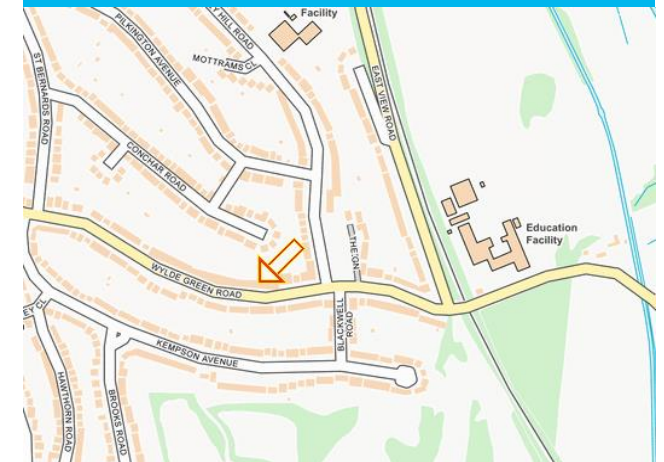
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## Map Location











### **Agent's Note:**

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market: 4th July 2023