



Green Lanes, Wylde Green  
Sutton Coldfield, B73 5JJ

£350,000

- **SUPERBLY LOCATED, WELL PROPORTIONED END OF TERRACE**
  - **TWO DOUBLE BEDROOMS**
  - **THIRD BEDROOM/DRESSING ROOM OFF BEDROOM TWO**
    - **SEPARATE RECEPTION ROOMS**
- **CONTEMPORARY BATHROOM WITH SEPARATE BATH AND SHOWER**
  - **GENEROUS DRIVE, GARAGE AND MATURE REAR GARDEN**

This superbly located well proportioned period end terrace occupies an enviable and convenient location set within close proximity of many sought after amenities including a desirable school, shops and transport links. The accommodation on offer includes separate reception rooms a bright and airy kitchen, guest wc along with two well proportioned bedrooms with bedroom two having a dressing room/third bedroom off and a first floor bathroom with separate bath and shower cubicle. Outside a generous drive provides off road parking for vehicles and garage access whilst to the rear is a well proportioned mature garden. An early viewing must be undertaken in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Gas, Electric, Water and Drainage.

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

Store

Lounge 4.06m (13'4") max x 3.68m (12'1")

Dining Room 4.80m (15'9") x 3.66m (12')

Kitchen 4.37m (14'4") x 2.37m (7'9")

WC

Landing

Bedroom 1 4.68m (15'4") x 3.66m (12')

Bedroom 2 3.68m (12'1") x 3.61m (11'10") plus  
0.17m (0'7") x 0.17m (0'7")

Dressing Room / Bed 3 3.63m (11'11") x 2.31m (7'7")

Bathroom

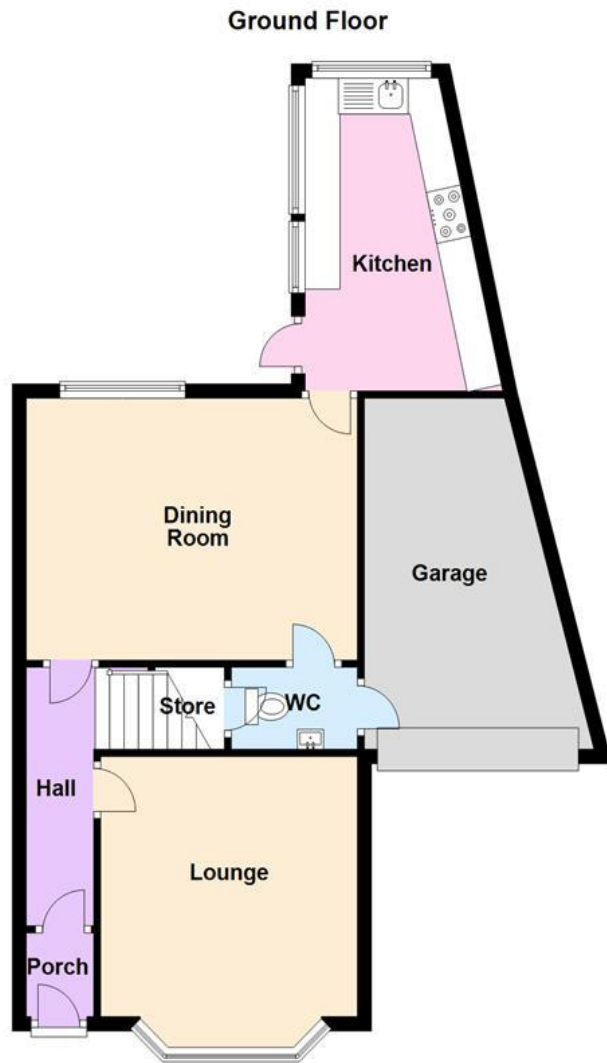
Garage





# Floor Plan

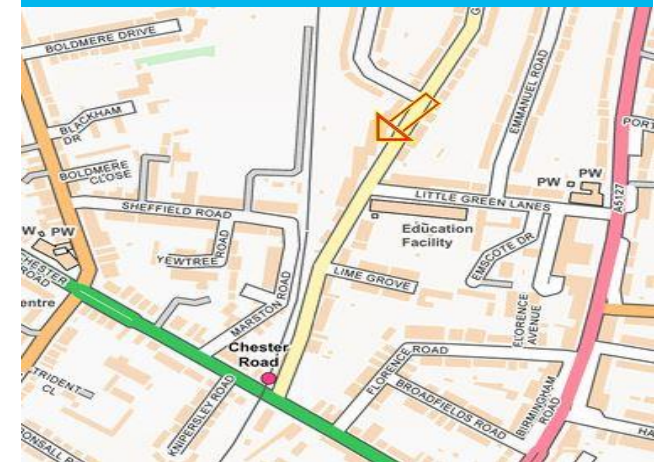
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	52 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: