



Hawthorn Road, Wylde Green
Sutton Coldfield, B72 1ET

£650,000

This superbly appointed well extended four double bed detached property occupies an enviable and convenient location set within close proximity of many sought after amenities including desirable schools and shops with a superior local transport network for road and rail. The accommodation itself is accessed via a generous and welcoming hall with doors off to an excellent lounge, well proportioned dining room with lantern light, great sized kitchen, utility room and guest cloakroom. To the first floor the four double bedrooms and complimented by a luxurious family bathroom and en-suite shower room. Outside a driveway provides garage access and off road parking for multiple vehicles whilst a secure side gate leads to the attractive rear garden and patio. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

SUPERBLY PRESENTED EXTENDED EXECUTIVE STYLE HOME
FOUR DOUBLE BEDROOMS
LUXURY FAMILY BATHROOM AND EN-SUITE SHOWER ROOM
GENEROUS LOUNGE AND SEPARATE DINING ROOM
WELL PROPORTIONED KITCHEN WITH UTILITY ROOM OFF
GUEST CLOAKROOM
BEAUTIFUL GARDEN AND PATIO
GARAGE

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



Porch

Hall

Lounge 5.35m (17'7") x 3.63m (11'11")

Dining Room 6.63m (21'9") x 3.57m (11'9")

WC

Utility Room 2.46m (8'1") x 1.68m (5'6")

Breakfast Kitchen 5.99m (19'8") x 4.80m (15'9")

Entry

Store

Landing

Bedroom 1 5.00m (16'5") x 4.00m (13'2")

Bedroom 2 4.80m (15'9") x 3.50m (11'6")

Walk-in Wardrobe

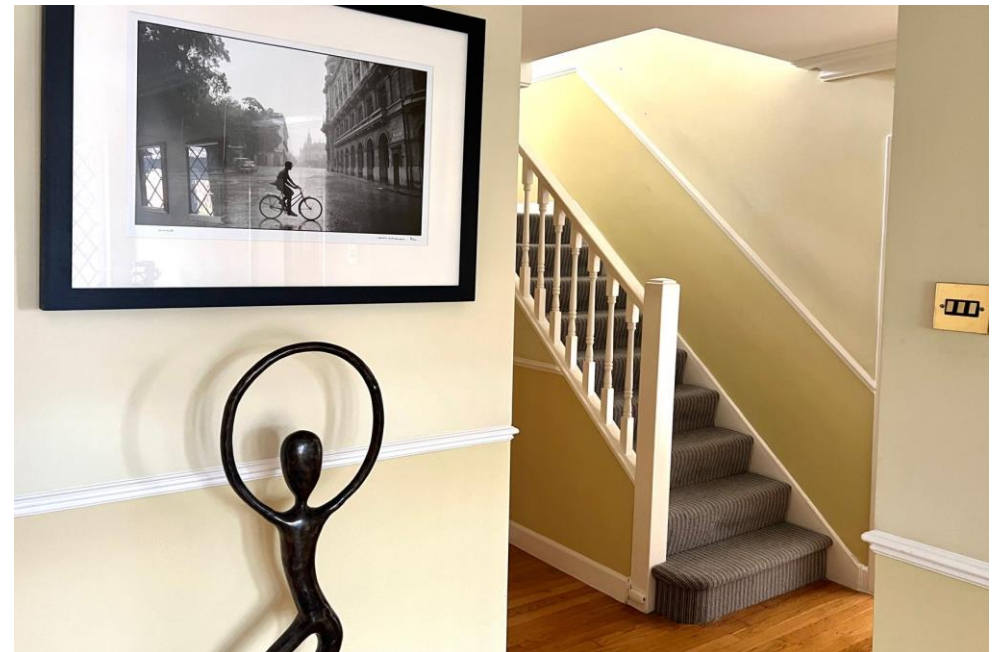
En-suite Shower Room

Bedroom 3 5.35m (17'7") x 3.63m (11'11")

Bedroom 4 3.73m (12'3") x 3.57m (11'9")

Bathroom

Garage





Floor Plan

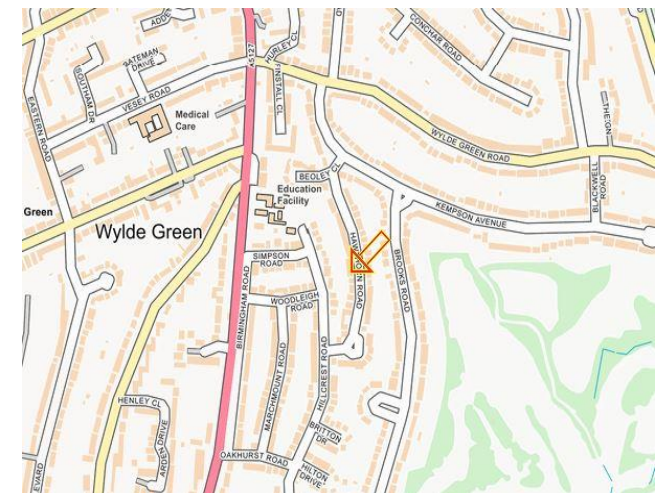
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

**AWAITING
EPC**

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: 6th August 2024