



Wylde Green Road, Wylde Green
Sutton Coldfield, B72 1HD

Offers in Excess of £600,000

Wylde Green

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This stunning characterful and extended four bed detached home occupies a convenient and coveted location set within close proximity of many sought after amenities including desirable schools, parks and transport links with popular shopping destinations nearby. Accessed via an enclosed porch the ground floor accommodation includes a generous dining room, extended lounge and a breakfast kitchen with utility and guest wc off. To the first floor the four bedrooms are complimented by a family bathroom room, additional shower room and separate wc with additional storage. Outside a driveway provides off road parking for vehicles and garage access. To the rear of the property there is a fabulous garden and patio with well stocked borders and charming summer house. An early viewing must be undertaken in order to fully appreciate the opportunity on offer and avoid disappointment.





Property Specification

FABULOUS EXTENDED CHARACTERFUL DETACHED
PROPERTY
FOUR WELL PROPORTIONED BEDROOMS
FAMILY BATHROOM SEPARATE SHOWER ROOM AND WC
DESIRABLE AND CONVENIENT LOCATION
CLOSE PROXIMITY TO POPULAR AMENITIES AND SOUGHT

Dining Room 4.94m (16'3") max x 3.96m (13')

Lounge 6.68m (21'11") x 3.96m (13')

Porch

Hall

Cupboard

Breakfast Kitchen 4.65m (15'3") max x 3.34m
(10'11")

Pantry 0.82m (2'8") x 0.75m (2'5")

WC

Store

Garage

Covered Passage

Utility 8.11m (26'7") x 1.34m (4'5")

Shower Room

Agent's Note:

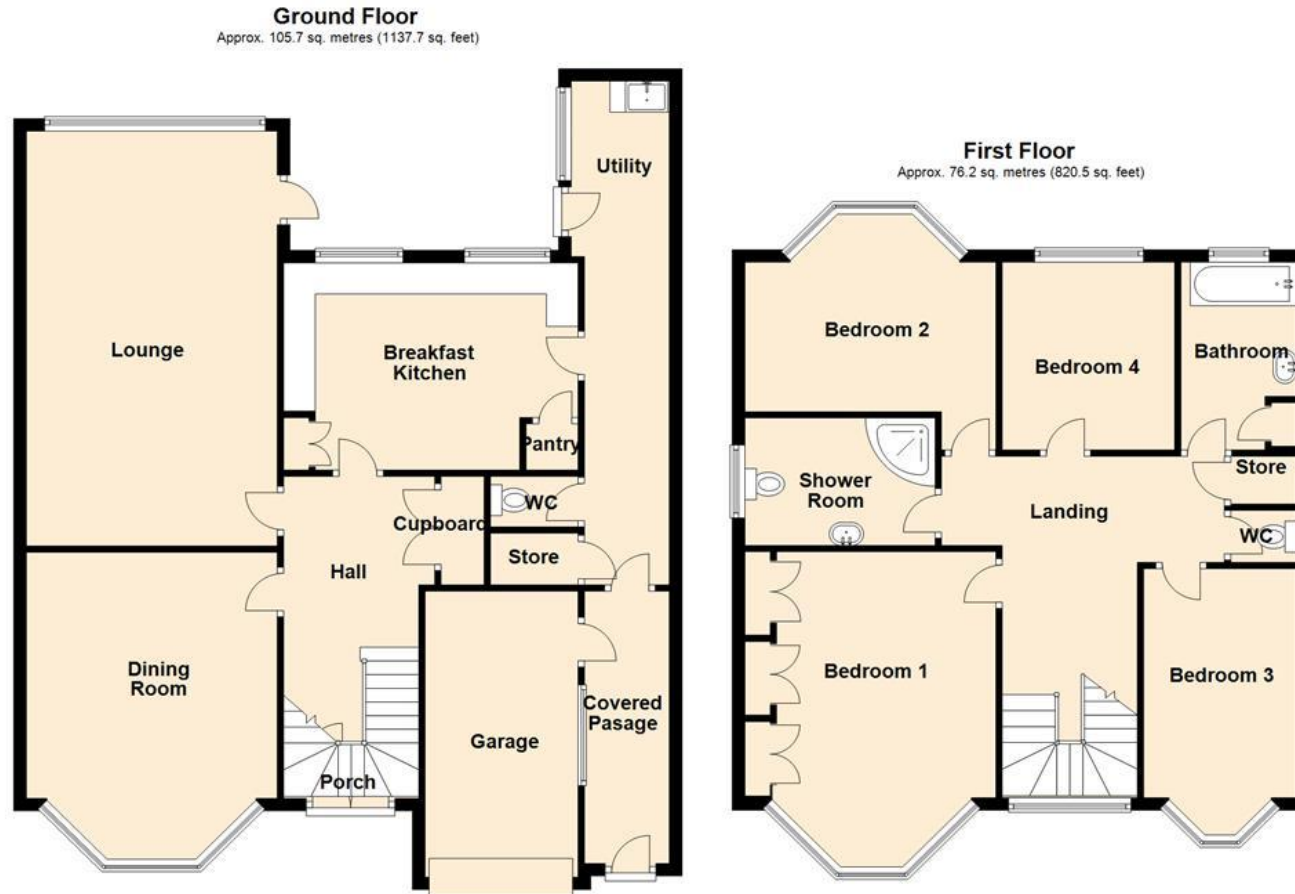
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 14th February 2025

Viewer's Note:

Services connected:
Council tax band: F
Tenure: Freehold

Floor Plan

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



Total area: approx. 181.9 sq. metres (1958.2 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		