



Wylde Green Road,
Sutton Coldfield, B72 1HD

Offers in the Region Of £625,000

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AN OPPORTUNITY NOT TO BE MISSED ! This truly exceptional property sitting in a plot extending to 0.20 acres is currently presented as a most beautifully dressed outstanding home, in a delightfully positioned corner plot. Being within half mile distance into Sutton Coldfield centre with its vast array of shops, stores, supermarkets and arterial transport routes. Internal inspection is an absolute must to appreciate the quality and scope of both external plot and internal upgrading carried out by the current vendor and unlimited potential (subject to regulatory approval) for further alteration and re-interpretation as a substantial family home. The property is set behind a substantial fore garden, beyond which there is this most appealing home offering an open plan family lounge and separate dining room affording unrivaled and substantial space, leading off the hallway are three bedrooms and to the left hand elevation a substantial breakfast kitchen with an abundance of working surfaces and providing internal access to both the rear gardens and side garage. To the right hand elevation of the home is a bathroom with full suite and a separate shower room with shower suite. To the first floor is a magnificent double bedroom with views across the boundary and further offers the potential for a walk-in dressing room and separate en-suite. To the rear is an outstanding landscaped garden, ideal for al fresco dining, providing an extensive patio and lawned garden section, all tastefully enclosed with panel fencing. Parking to the property is provided by the sweeping driveway to the fore and side garaging. Viewing is highly recommended via Paul Carr Boldmere Office.





Property Specification

A MOST OUTSTANDING OPPORTUNITY TO ACQUIRE A SUBSTANTIAL PROPERTY OCCUPYING IN EXCESS OF 0.20 ACRES AND FORMED AT THE CORNER OF ST.BERNARDS ROAD AND WYYLDE GREEN ROAD
TREMENDOUS POTENTIAL - SUBJECT TO REGULATORY APPROVAL - TO RE-PURPOSE AND DEVELOP THE HOME ON

Agent's Note:

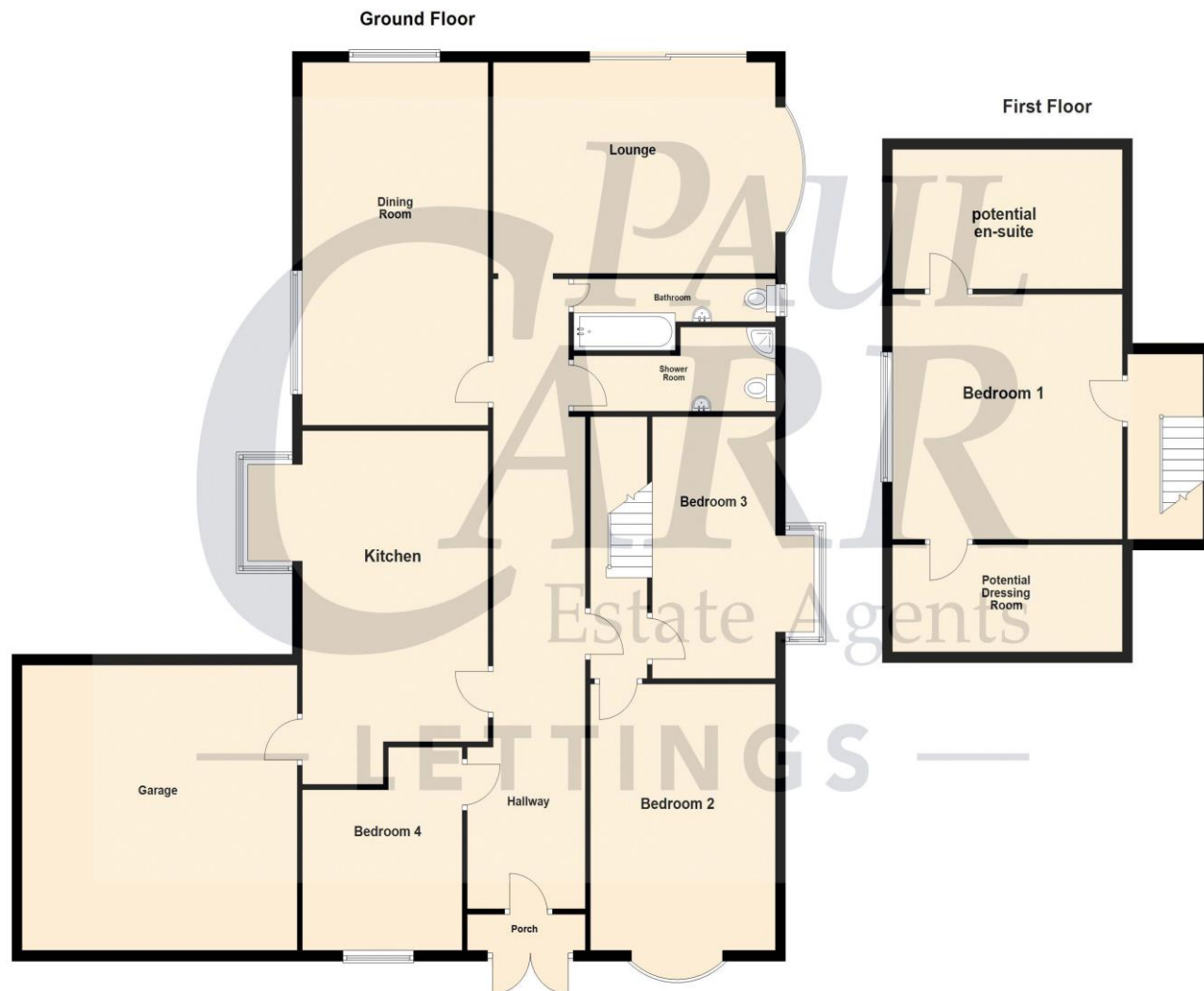
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 10th April 2025

Viewer's Note:

Services connected: All
Council tax band: F
Tenure: Freehold

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		