



Wylde Green Road,
Sutton Coldfield, B72 1HH

Offers in the Region Of £685,000

Simply outstanding is the only way to describe this magnificent Wylde Green home.

Offered for sale via Paul Carr Boldmere this immaculately presented bright and spacious detached family home is positioned in a residential development of traditional properties built pre war and consequently benefit from excellent plot size with definite 'curb appeal'.

The property on offer benefits from being within one mile of commuter train stations and is on the cusp of public transport routes, the home on offer is well served for amenities ranging from high street shopping to a multitude of local schools.

The property is approached via a block paved driveway with dressed fore garden. The front doorway leads into a part galleried entrance hallway then leading into a bright and spacious contemporary separate family lounge and dining rooms. To the rear right hand elevation is a beautifully appointed fully fitted kitchen breakfast room featuring a range of high quality fitted units with integrated appliances, a utility with guest cloakroom W.C. lead off. Ground and first floor rooms feature double through perspectives that afford panoramic views.

To the first floor are four bedrooms the master bedroom with an en-suite and separate W.C and bright spacious family bathroom with full white suite.

The sumptuous rear gardens are laid to lawn with patio seating areas and offer an outstanding display of landscaped grounds with herbaceous borders thereto and with panel fencing to all sides.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F.

Services Connected: Electric, gas, water & drainage.

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

or via Suttoncoldfield@paulcarrestateagents.co.uk



Room Measurements

Dining Room 5.48m (18') x 3.96m (13')

Living Room 5.41m (17'9") max x 3.96m (13')

Kitchen 4.60m (15'1") x 3.01m (9'11")

Utility 2.23m (7'4") x 1.41m (4'8")

WC

Bedroom 1 5.34m (17'6") x 3.97m (13')

En-suite 1.70m (5'7") x 1.43m (4'8")

Bedroom 2 4.26m (14') x 3.95m (13')

Bedroom 3 4.05m (13'3") x 2.65m (8'8")

Bedroom 4 4.49m (14'9") x 2.23m (7'4")

Bathroom 2.72m (8'11") x 2.43m (8'0")

WC

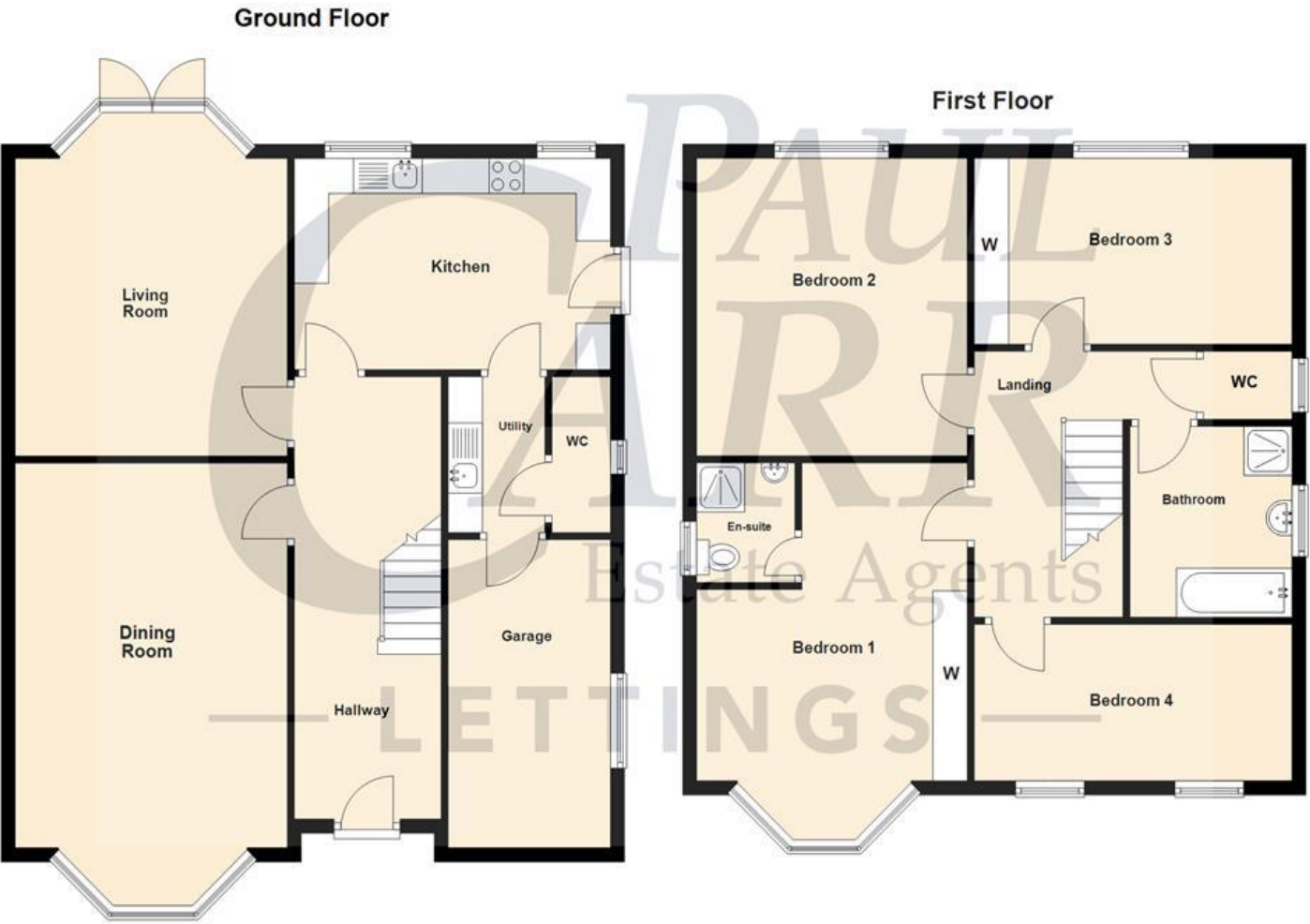
Garage 3.40m (11'2") x 2.29m (7'6")





Floor Plan

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

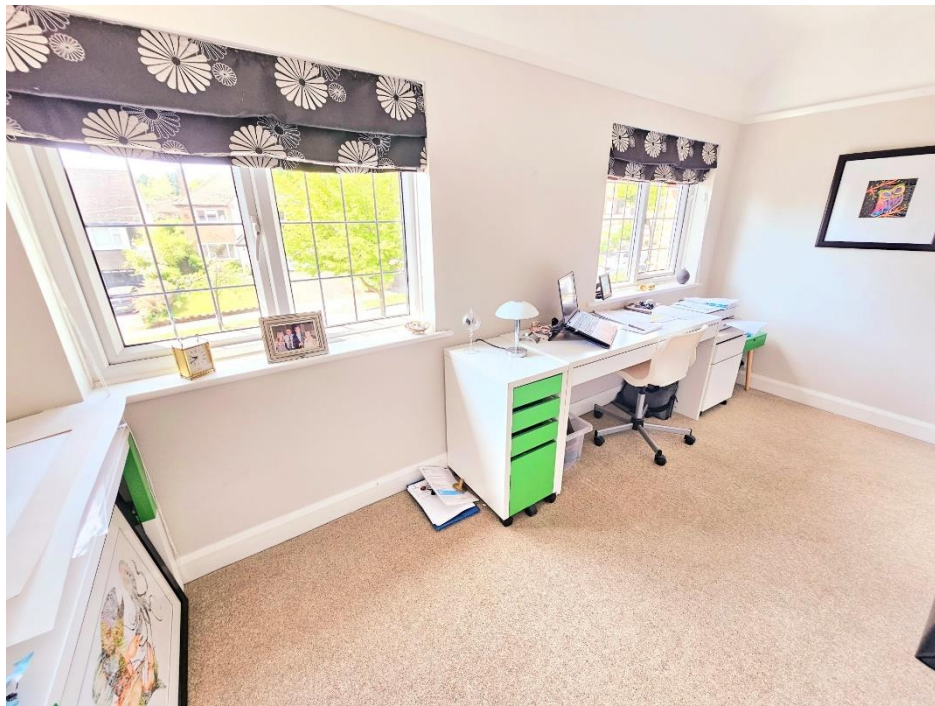


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D		
39-54	E	43 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: 1st May 2025