



Wyndley Close,  
Sutton Coldfield, B74 4JD

Offers in the Region Of £685,000

This charming, detached house enjoys a prime corner position, offering both privacy and curb appeal. Its stylish exterior hints at the elegance found within.

Upon entering, you're enveloped in a sense of warmth and sophistication. The living room, adorned with tasteful decor, features a welcoming fireplace, inviting you to unwind and relax. The formal dining room sets the stage for intimate dinners or lively gatherings with friends and family. The kitchen is a focal point of the home, boasting modern amenities and a spacious centre island perfect for meal preparation and casual dining.

Ascending the staircase, you're greeted by a well-lit landing, providing access to the five bedrooms. Each bedroom is thoughtfully designed, offering ample space and comfort. Bedroom one stands out with its ensuite bathroom, and a family bathroom completes this floor. Throughout the house, attention to detail is evident, from the impeccable maintenance to the tasteful decor choices. It's a place where every corner exudes charm and tranquility, making it a truly delightful place to call home.

#### ADDITIONAL INFORMATION

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

Viewings: Strictly via appointment through our Four Oaks Residential Sales Department on 0121 308 3737

or via [Fouroaks@paulcarrestateagents.co.uk](mailto:Fouroaks@paulcarrestateagents.co.uk)







**Hall**

**Living Room 5.00m (16'5") x 4.27m (14')**

**Dining Room 3.45m (11'4") x 3.15m (10'4")**

**Kitchen 6.05m (19'10") x 2.34m (7'8")**

**Conservatory**

**Snug 5.18m (17') x 2.36m (7'9")**

**WC**

**Garage**

**Landing**

**Bedroom 1 3.48m (11'5") x 2.69m (8'10") max**

**En-suite**

**Bedroom 2 4.37m (14'4") x 2.95m (9'8")**

**Bedroom 3 4.45m (14'7") max x 3.51m (11'6")**

**Jack and Jill Bathroom**

**Bedroom 4 3.96m (13') max x 3.51m (11'6")**

**Bedroom 5 2.90m (9'6") x 2.31m (7'7")**

**Bathroom**

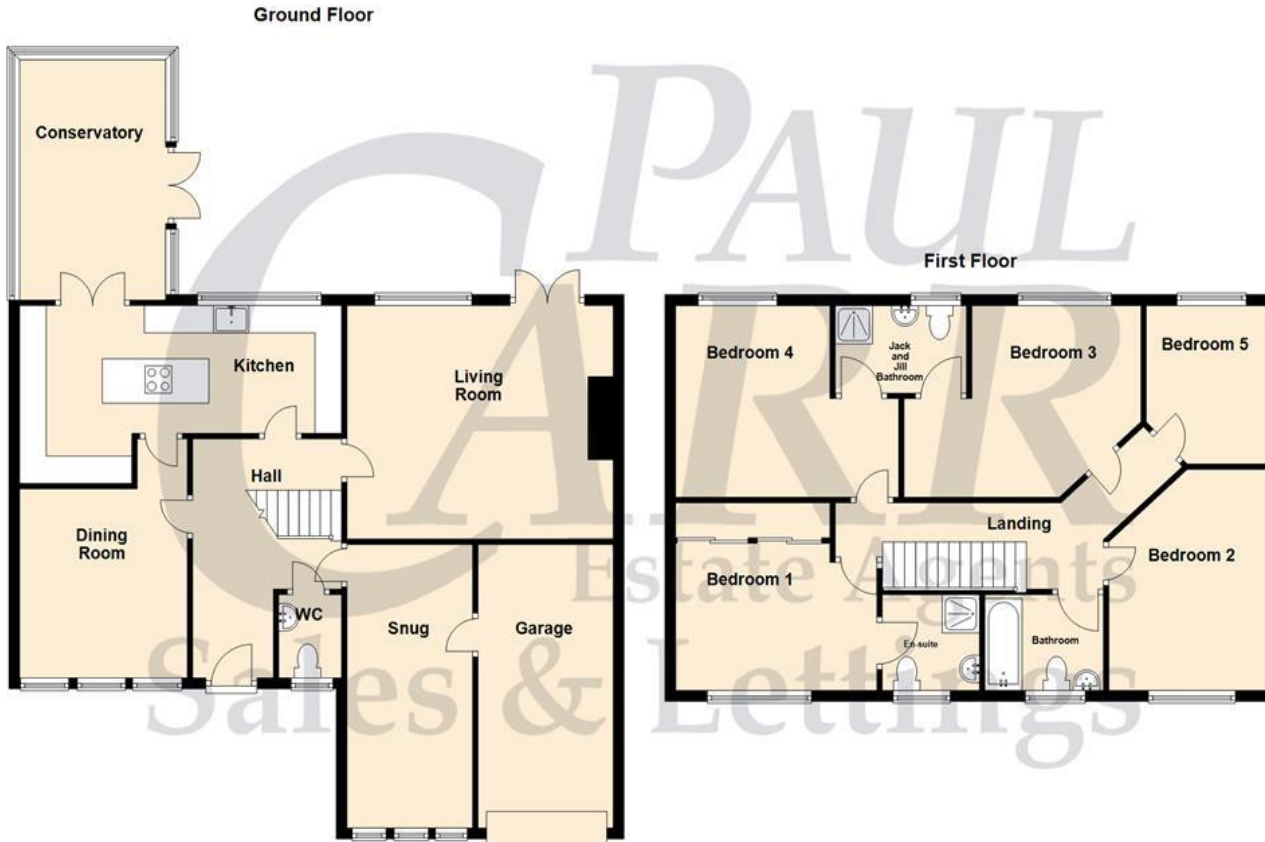






# Floor Plan

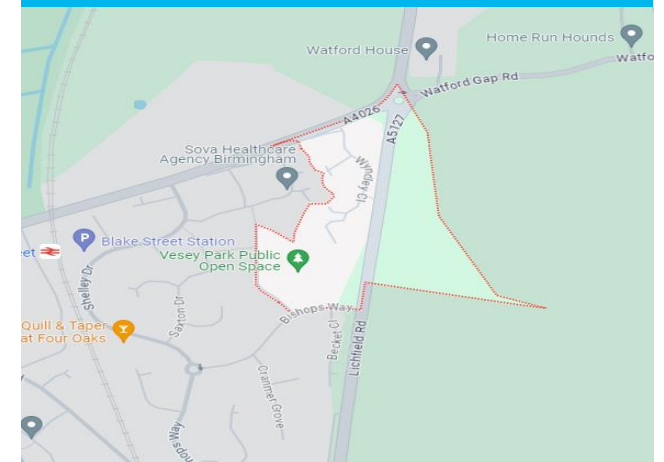
This floor plan is not drawn to scale and is for illustration purposes only



## Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	77 C	
55-68	D		
39-54	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: