



Wylde Green Road, Walmley,
Sutton Coldfield, B76 1RF

Offers in Excess of £575,000

Walmley

Offers in Excess of £575,000



Paul Carr Estate Agents are excited to bring to the market this superb, detached family home, located on Wylde Green Road and situated within walking distance of Walmley village, New Hall Valley Park, as well as several good primary and secondary schools.

Approached via a driveway suitable for multiple vehicles and entered via an inviting hallway, the ground floor living space accommodation comprises an extended kitchen, front living room, dining room, conservatory, WC and useful integral garage.

Heading upstairs to the first floor you are presented with two double bedrooms, each with built-in wardrobes and two generously sized additional bedrooms, both with handwash units, perfect to turn into a Jack and Jill ensuite. The family bathroom is a modern suite with walk-in shower, hand wash unit and separate WC.

Externally this home has an impressive rear garden set on a third of an acre with paved patio space, various fruit trees and sheds to the perimeter.

To avoid disappointment book your viewing ASAP!





Property Specification

THIS FOUR BEDROOM DETACHED FAMILY HOME WITH STUNNING GARDEN SET ON A THIRD OF AN ACRE BRIEFLY COMPRISES;

Porch

Hall 2.72m (8'11") x 2.00m (6'7")

Guest w.c.

Lounge 5.00m (16'5") max x 3.70m (12'2")

Dining Room 6.20m (20'4") x 3.10m (10'2")

Kitchen 6.20m (20'4") x 3.75m (12'4") max

Study 2.60m (8'6") x 1.55m (5'1")

Garage 6.50m (21'4") max x 2.80m (9'2")

Landing

Bedroom 1 4.47m (14'8") x 3.81m (12'6") max

Bedroom 2 3.93m (12'11") max x 3.90m (12'10")

Bedroom 3 3.00m (9'10") x 2.80m (9'2")

Shower room

Separate w.c.

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: 3rd June 2024

Viewer's Note:

Services connected: Gas, electric, water and drainage
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 | | 79 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Map Location

