



EASTERN ROAD, WYLDE GREEN, B73 5PA
£830,000



Welcome to this beautifully designed four double bedroom family home, where modern style meets practical living. Thoughtfully crafted with high quality finishes, this property offers generous proportions, a stunning open plan kitchen and family room, and landscaped gardens, creating the perfect environment for both everyday life and entertaining. With its spacious layout, luxury touches, and excellent location being a short walk to the local train station and being a short drive to Boldmere and Wylde Green high street and Sutton Park. This home is ideal for families seeking both comfort and sophistication.

This impressively designed family home is set back from the road and approached via a block paved driveway, providing generous parking for multiple vehicles. A brick wall frames the frontage, while mature shrubs and an electronic security bollard create a sense of privacy and refinement from the moment you arrive.

Entrance Hall: Stepping inside through a stylish Hormann front door with wooden look, (matching electric garage door) complete with obscure glazed side panels, into a welcoming hallway that sets the tone for the home. Finished with sleek tiled flooring and Polypipe underfloor heating, the hall offers a contemporary first impression and flows effortlessly into the principal reception rooms.



Lounge 16'06" x 11'05": Designed for both relaxation and family time, the lounge features a PVC double glazed bay window to the front, drawing in natural light. A bespoke media wall with in-ceiling speakers forms the perfect entertainment hub, while Polypipe underfloor heating ensures a cosy, modern finish.

Boot Room 7'10" x 3'08": Practical yet stylish, the boot room provides ample space for coats, shoes, and everyday essentials, with direct access to the garage. Finished with tiled flooring, and Polypipe underfloor heating this is an ideal solution for busy family living.

WC 3'10" x 2'06": The ground floor cloakroom has been fitted with a contemporary white suite, including a low flushing WC and hand wash basin set in a floating vanity unit, and Polypipe underfloor heating offers sleek and modern convenience for guests.



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Dining Room 9'11" x 8'01": A versatile dining space, illuminated with natural light from two obscure PVC double glazed windows to the side, and Polypipe underfloor heating, with tiled flooring and a large under stairs cupboard, this room provides the perfect setting for intimate family meals or entertaining with friends.

Open Plan Kitchen / Family Room 25'09" max x 18'00" min x 16'06" max x 13'04" min: The showpiece of this home is the breathtaking open plan kitchen and family room a space designed for modern living and entertaining.

The kitchen area is fitted with elegant quartz work surfaces and inset grooves, complete with a Caple stainless steel one and a half bowl sink. A central island incorporates a Neff four ring gas hob and breakfast bar seating, making it the social heart of the room. High specification integrated appliances include two Neff Ovens, one is double glide and hide with warming drawer, additional single oven and additional microwave oven. All appliances are Neff including fridge, freezer, dishwasher, and bins all designed with convenience in mind.

Flowing seamlessly into the family area, this open space is bathed in light thanks to PVC double glazed French doors, bi folding doors to the rear garden, and an additional side window. Finished with tiled flooring and Polypipe underfloor heating it provides the perfect backdrop for both everyday family life and stylish entertaining.

Utility Room 10'10" x 5'01": A dedicated utility space with quartz work surfaces, Caple stainless steel sink, and matching units. Practicality is assured with plumbing and space for a washing machine and tumble dryer. A PVC double glazed obscure French door provides side access, while tiled flooring and Polypipe underfloor heating complete the space.

Landing: The landing creates a striking central feature, with a decorative arch style obscure window, glass banisters, and access to a storage cupboard and loft.

Bedroom One 14'04" x 13'01": The principal bedroom offers a serene retreat with a rear-facing PVC double glazed window, sliding double fitted



TENURE: We have been informed by the vendor the property is Freehold: .
Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor.
Council Tax Band: E





Hammonds wardrobes with built in space for TV, and a walk in dressing area. Polypipe underfloor heating ensures a touch of luxury throughout.

En-Suite 9'05" x 5'09": The ensuite is designed with indulgence in mind. Featuring three obscure PVC double glazed windows, a large walk in rainfall shower, his and hers floating vanity basins, and a low flushing WC, it is finished with chic tiled surrounds, tiled flooring, and a chrome ladder style radiator.

Bedroom Two 17'01" x 11'06": A generously proportioned bedroom with a beautiful front facing bay window and Polypipe underfloor heating, making it a versatile and welcoming space.

Bedroom Three 13'11" x 9'10": This bright, dual aspect bedroom benefits from two front facing windows, creating a light and airy feel, complemented by Polypipe underfloor heating.

Bedroom Four 12'07" x 10'11": Overlooking the rear garden, this double bedroom offers ample space for freestanding furniture and in-ceiling speakers finished with Polypipe underfloor heating.

Family Bathroom 10'04" x 8'05": A stunning family bathroom combining style and function is highlighted by a freestanding bath, a large, enclosed rainfall shower, his and hers vanity basins, and a low flushing WC. With tiled flooring, tiled surrounds, and spotlights, this space provides the perfect retreat for relaxation.

Garage 11'00" x 8'02": The garage offers practicality and convenience, fitted with an up and over electric door to the front and providing additional storage space.

Rear Garden: The landscaped rear garden is designed for outdoor living, featuring a paved patio area ideal for summer entertaining, a central lawn bordered by mature shrubs and trees, and a screening tree offering complete privacy. The garden is fully enclosed by fencing and benefits from outdoor taps, electric points, and side access from both sides of the property. A true extension of the home, this is a wonderful setting for both relaxation and family gatherings.

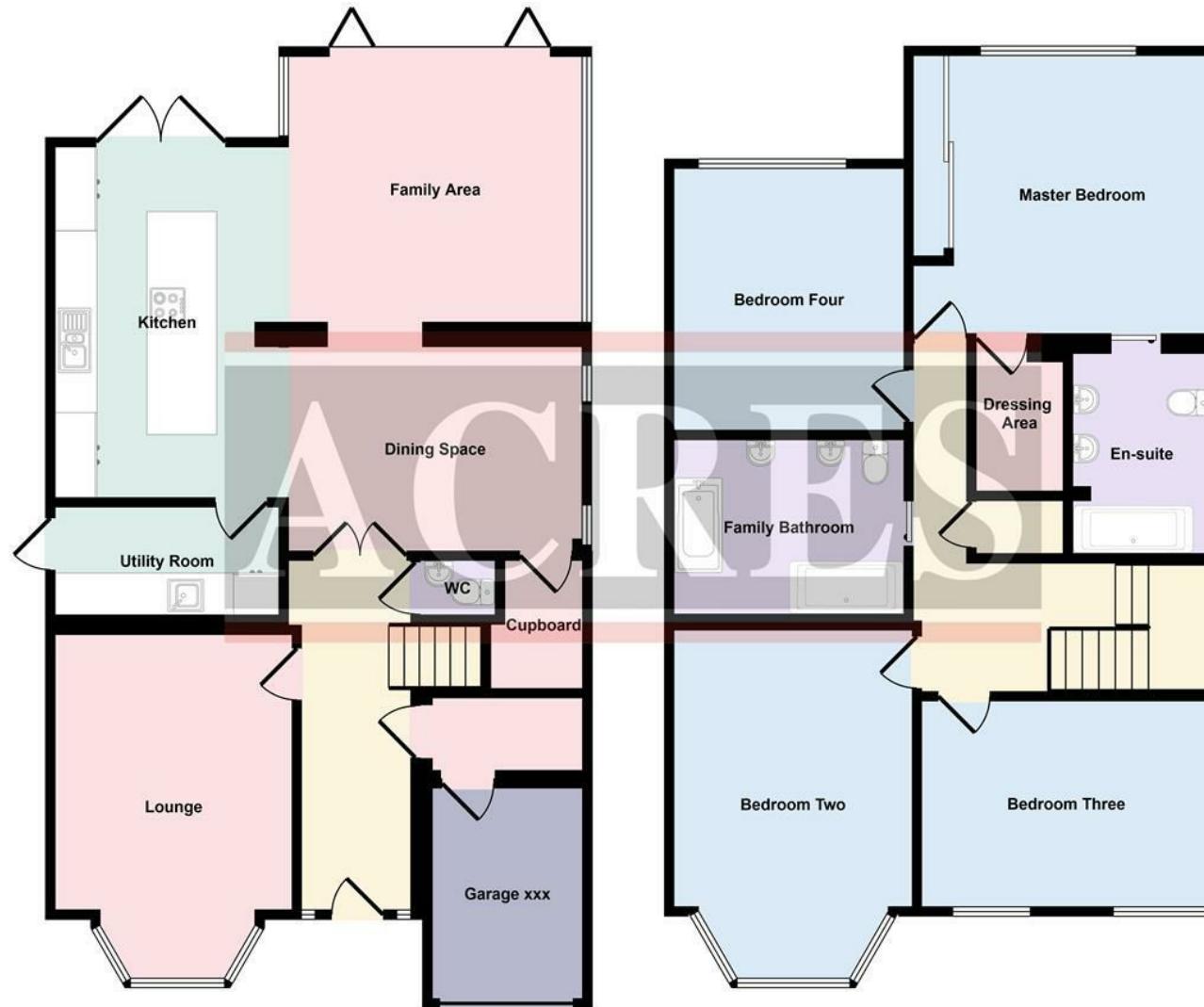


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Approx Gross Internal Area
186 sq m / 1998 sq ft



Ground Floor
Approx 94 sq m / 1014 sq ft

First Floor
Approx 92 sq m / 985 sq ft

Energy Efficiency Rating		Current	Potential	
Very energy efficient - lower running costs				
(92 plus) A			86	
(81-91) B				
(69-80) C		69		
(55-68) D				
(39-54) E				
(21-38) F				
(1-20) G				
Not energy efficient - higher running costs				
England & Wales			EU Directive 2002/91/EC	

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.