



GREENHILL ROAD, WYLDE GREEN, B72 1DS
OFFERS AROUND £850,000



The delightful imposing attractive freehold detached family home is set in a prime well regarded central location. Close to Wylde green shopping centre, where you will find a host of amenities.

The property is served by excellent public transport links, including access to the cross city rail line. Attractively and immaculately presented throughout, this delightful family residence has undergone a host of improvements to provide thoughtfully designed, well presented and laid out accommodation which has been finished to an exacting specification.

Complimented by gas central heating and having PVC double glazing (both where specified). To fully appreciate the accommodation on offer together with its many features viewing is highly recommend.

A welcoming reception hall provides a key to the wealth of the features and accommodation on offer, which includes a spacious rear lounge with with log burner and feature minster fire surround, formal dining room, guest cloakroom/ WC, the heart of the property is its enlarged comprehensively fitted breakfast kitchen combining family room which offers relaxed living/ entertaining accommodation, with a utility room off.

Return stairway gives access to first floor landing off which there are four double bedrooms the master having an ensuite shower room, additionally there is a family bathroom. both bathrooms are well appointed, with contemporary white suites. Set to each side there are twin garages, together with boiler room and boot/dog washroom.

The property is finished by its delightful, landscaped rear garden which has a large summer house.

Set back from the road behind a multi vehicular block paved in and out driveway. Access is gained to the property via:

WIDE RECESSED PORCH LEADING TO:

WELCOMING RECEPTION HALL: Arched leaded light obscure glazed windows to front, with further matching window having coloured glass inset set to side. Period style radiator, oak flooring.

GUEST CLOAKROOM / WC:



28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN

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Obscure leaded light window to side, white low flushing WC, wash hand basin, radiator, cloaks cupboard, oak flooring

ATTRACTIVE LOUNGE: 18' MAX 15'8" MIN x 16'3" MAX 14' MIN:
PVC double glazed bay window to rear with central double glazed French door, wide inglenook fireplace with two further obscure leaded light windows to side and central minster styled fireplace with matching hearth and mantle with inset log burning stove, two period style radiators.

DINING ROOM: 15' MAX 12'8" MIN x 13' MAX 12'2 MIN:
PVC double glazed bay window to front, stone feature fire surround with matching hearth, mantle and inset log basket. Period style radiator, oak floor.

FITTED BREAKFAST KITCHEN/ FAMILY ROOM 22'4" MAX 15' MIN x 19'4" MAX 10'6" MIN:

FAMILY /DAYROOM AREA: PVC double glazed double French doors to rear, period style radiator, space for sofa. Opening to:

BREAKFAST AREA: Period style radiator, space for table, built in double base unit with shelving over

FITTED KITCHEN: PVC double glazed window to rear, one and a half bowl sink unit set into sweeping granite work surfaces there are a comprehensive range of fitted units to both base and wall level including drawers, integrated dish washer, stainless steel stove style cooker having twin ovens and hob, wine fridge, space for American style fridge freezer, breakfast bar with space for stools, oak flooring.

UTILITY ROOM: 8'4" x 7'6": PVC double glazed window and door to side, enamel sink unit set into rolled edge work surface having fitted wall and base units' recess for washing machine, oak flooring.

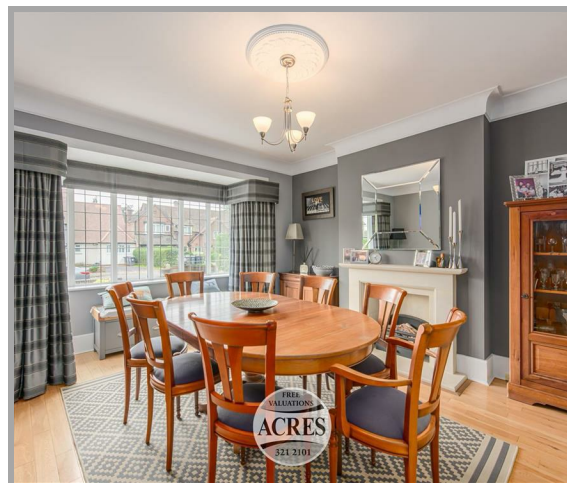
RETURN STAIRS TO LANDING: Tall PVC double glazed leaded light window to side.

BEDROOM ONE: 16'1" MAX 10'9" MIN x 11'10" TO WARDROBES:
Wide PVC double glazed window to rear, period style radiator, three double fitted wardrobes additionally having a range of fitted drawers, units and cupboards.



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: G





ENSUITE SHOWER ROOM: PVC double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin double base unit underneath, low flushing WC, chrome ladder style radiator tiled splashback and floor.

BEDROOM TWO: 12'9" x 11': PVC double glazed window to front double radiator, three double fitted wardrobes and shelves to full width.

BEDROOM THREE: 12' MAX 9'8" MIN x 11': PVC double glazed window to rear, radiator.

BOX ROOM OFF: 6'10" x 4'2": (part sloping ceiling) PVC double glazed window to rear.

BEDROOM FOUR: 12' x 11'10" MAX 8'7" MIN: PVC double glazed bay window to front, double radiator,

FAMILY BATHROOM: PVC double glazed obscure window to side, matching white suite comprising bath, vanity base units with white bowl, side storage/ display ledge, low flushing WC, walk in shower cubicle with glazed splash screens, chrome ladder style radiator, tiled floor.

SIDE GARAGE ONE: 22'6" x 8'6": Electric remote control garage door PVC double glazed window and door to side, fitted base unit with work top, space for dryer. (please check the suitability for your own vehicle)

BOILER/ DRYING ROOM OFF:

DOG WASHROOM / BOOT ROOM: PVC double glazed window to side, wide enamel white Belfast sink with mixer tap.

GARAGE TWO: 15'6" X 8'6": Door to rear (please check the suitability for your own vehicle)

OUTSIDE: Wide paved patio area to a generous mature shaped lawned rear garden flanked by borders having an abundance of mature shrubs and bushes.

SUMMER HOUSE: 11'6" x 9'6": Windows and French doors to garden internal light and power points.



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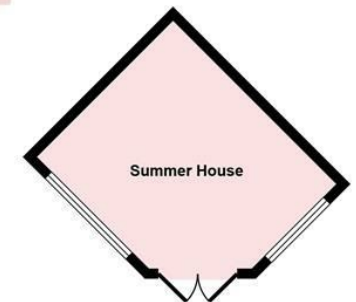


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Approx Gross Internal Area
242 sq m / 2604 sq ft



First Floor
Approx 86 sq m / 924 sq ft



Summer House
Approx 9 sq m / 101 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.