



Beacon Road
Wylde Green, Sutton Coldfield, B73 5ST

Offers In Region Of £525,000

Property Features

- Superb 1930's Detached Family Home
- Lounge
- Open Conservatory
- Dining Room
- Snug / Home Office
- Breakfast Kitchen & Utility
- Four Bedrooms
- Family Bathroom & First Floor WC
- Outstanding Rear Garden
- Fore Garden & Driveway

Full Description

Taylor Cole Estate Agents are delighted to offer 'For Sale' this spacious and detached family residence which presents itself as a wonderful opportunity for all prospective purchasers. This superb family home boasts a generous rear garden and benefits from gas fired central heating and UPVC double glazing (where specified), with the property briefly comprising: entrance porch, through hallway, lounge, dining room, snug, kitchen, utility area, guest cloakroom, four bedrooms, family bathroom, first floor WC, rear and fore gardens and driveway. Early internal viewing is considered essential and all viewings are strictly by appointment only.

Located on the sought after address of Beacon Road, Wylde Green, this excellent home is conveniently situated only a short distance from local schooling, high street shopping facilities and commuting links, with the property itself nestled behind an attractive fore garden frontage which has a tandem driveway adjacent.

LOUNGE

13' 11" x 11' 08" (4.24m x 3.56m)

OPEN CONSERVATORY

10' 07" x 10' 06" (3.23m x 3.2m)

DINING ROOM

11' 00" x 16' 04" (3.35m x 4.98m)

SNUG / HOME OFFICE

7' 11" x 14' 05" (2.41m x 4.39m)



BREAKFAST KITCHEN

12' 11" x 9' 01" (3.94m x 2.77m)

UTILITY AREA

10' 11" x 4' 03" (3.33m x 1.3m)

GUEST CLOAKROOM

3' 00" x 4' 06" (0.91m x 1.37m)

BEDROOM ONE

16' 11" x 11' 10" (5.16m x 3.61m)

BEDROOM TWO

11' 01" x 16' 04" (3.38m x 4.98m)

BEDROOM THREE

12' 10" x 7' 08" (3.91m x 2.34m)

BEDROOM FOUR

9' 03" x 7' 11" (2.82m x 2.41m)

BATHROOM

7' 10" x 6' 08" (2.39m x 2.03m)

FIRST FLOOR WC

5' 02" x 2' 06" (1.57m x 0.76m)

REAR GARDEN

ANTI MONEY LAUNDERING

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the Taylor Cole Estate Agents once an offer has been submitted and accepted (subject to contract) prior to Solicitors being instructed.

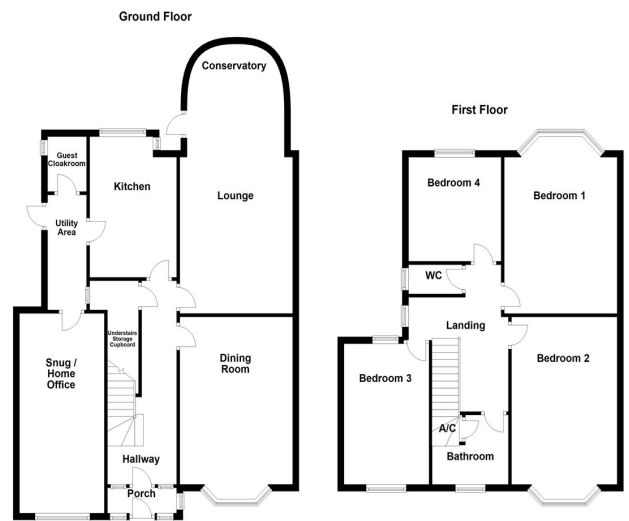
TENURE

We have been advised that this property is freehold, however, prospective buyers are advised to verify the position with their solicitor / legal representative.

VIEWING

By prior appointment with Taylor Cole Estate Agents on the contact number provided.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

6a Victoria Road
 Tamworth
 Staffordshire
 B79 7HL

www.taylorcole.co.uk
 sales@taylorcole.co.uk
 01827 311412

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements