



19 Mayfield Road, Wylde Green, Sutton Coldfield

- Characterful traditional semi detached family home
 - 2 reception rooms
- Scope for improvement, modernisation and extension
 - Spacious kitchen/breakfast room
 - Council Tax Band E
- 4 double bedrooms
 - Large garden
 - Huge garage
 - No upward chain

£579,950

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HERE TO GET *you* THERE

Offered with no upward chain, this generous traditional semi offers a fantastic opportunity to purchase an ideal family home.



Conveniently located for great local schools, Boldmere village, Sutton Park and Wylde Green railway station, the gas centrally heated and double glazed accommodation simply must be viewed to appreciate the huge potential for future improvement and extension (subject to planning permission).



The ground floor accommodation briefly comprises an enclosed porch, original leaded stained glass entrance, stunning reception hall with oak parquet flooring, lovely staircase and two reception rooms with large bay windows, feature fireplaces and original ceiling roses and coving features throughout. The generous kitchen/breakfast room is the heart of this home with a large bay window and patio door providing access to the garden, drawing in ample natural daylight. With gas hob and grill, electric oven and a connecting pantry store. A further side hall with WC, boiler room and door leading to large garage/workshop (ideal side extension potential for annexe subject to planning).



On the first floor there is a spacious landing leading to four double bedrooms, bathroom and separate WC. The large loft houses the water tank and could also be considered for conversion.



Externally there is a good sized rear garden backing onto Wilkinson Close with brick store, greenhouse and wide trades access. To the front, a garden with conifer screening, store cupboard and wide paved driveway for off-street parking.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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Viewing

Please contact our Hunters Sutton Coldfield Office on 0121 355 0555 if you wish to arrange a viewing appointment for this property or require further information.



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