

## Wylde Green Road, , Sutton Coldfield, B72 1HH

- Outstanding Traditional Detached
- Substantial Rear Landscaped Gardens
- Well Appointed Family Bathroom
- Garage
- Council Tax Band F
- Four Double Bedrooms
- Two Reception Rooms
- Spacious Kitchen/Breakfast
- Sought After Location

**Offers In The Region Of £725,000**



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## DESCRIPTION

Superbly located on this very much sought after road, this spacious, traditional family detached residence, built in 1929, has been beautifully and sympathetically modernised by the current owners who have owned the property for some twenty-two years.

Conveniently located for shops, schools and public transport facilities and offering great scope for extension (subject to planning and approval) simply must be seen and briefly comprises; large entrance hall with beautiful stripped original floorboards and stunning stained glass features and stairs to first floor off, generously sized dining room with gas fire, a separate lounge with a second gas fire and French doors to rear garden, spacious kitchen/breakfast room with utility and downstairs toilet off and internal access to garage.

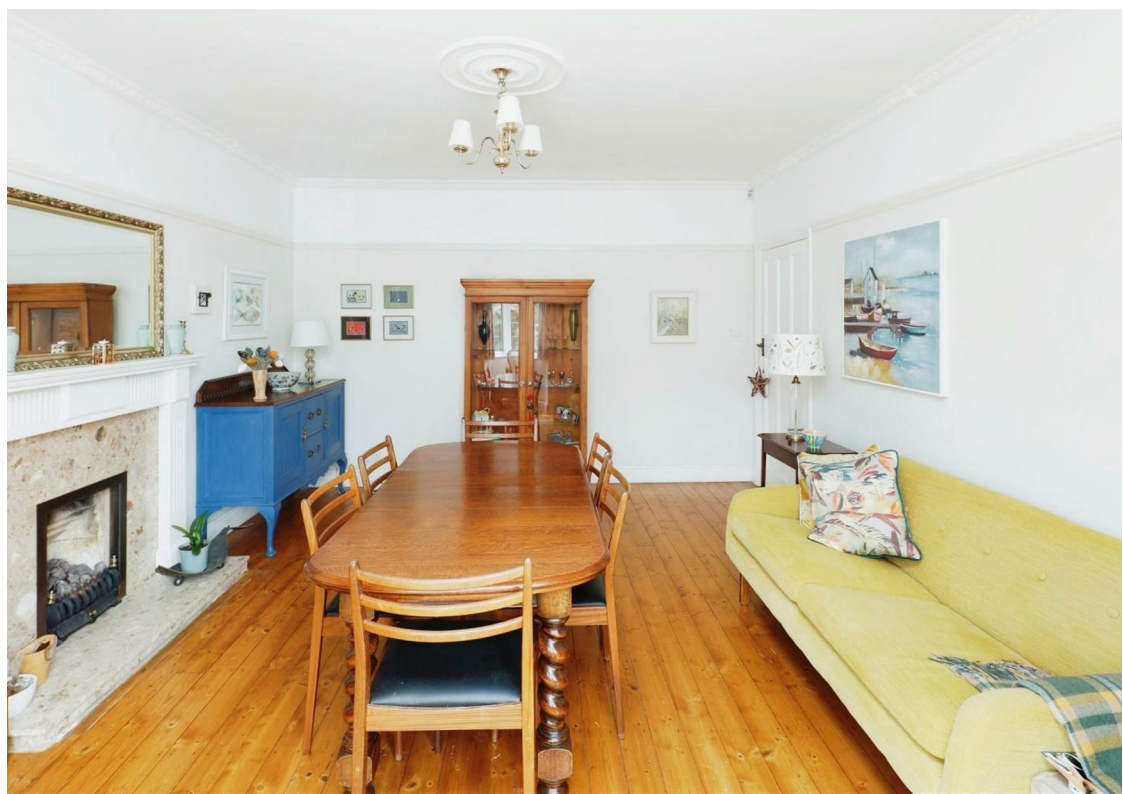
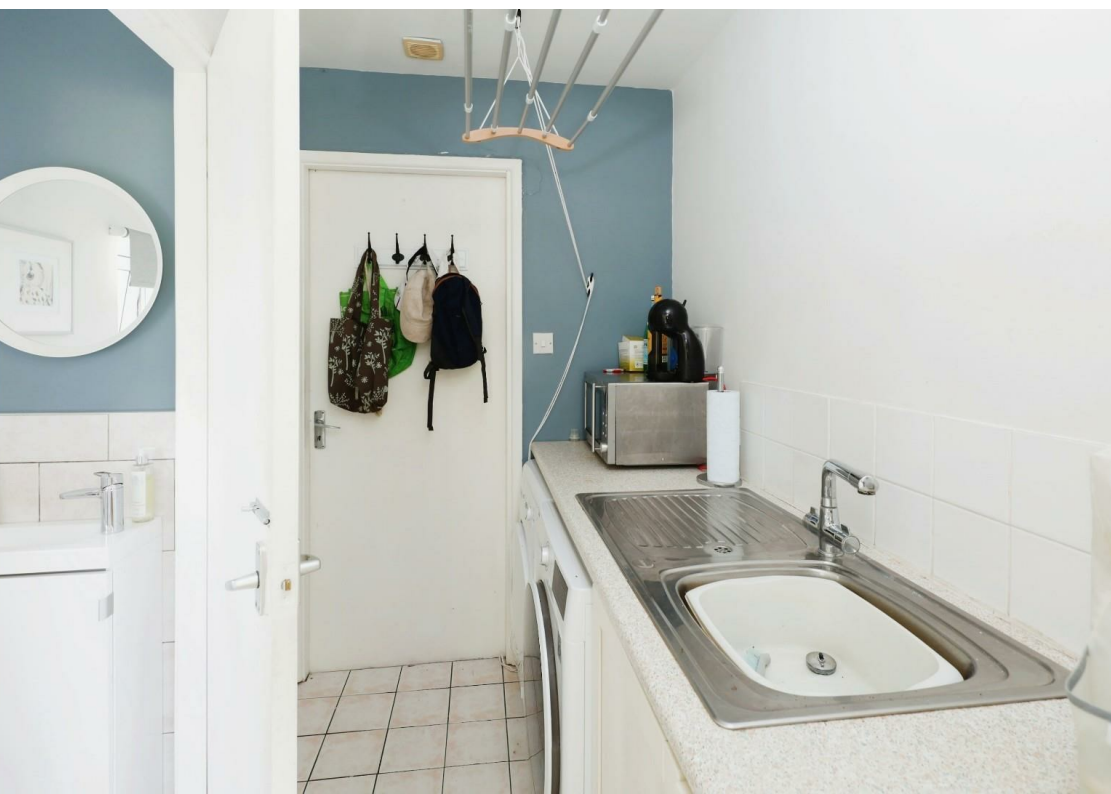
Upstairs benefits from four double bedrooms, three of which enjoy fitted wardrobes and the principle bedroom benefits from a shower room en-suite. Upstairs is completed with a family bathroom having bath and separate shower and a separate W.C.

The loft has been partially boarded and insulated and has drop down ladder and light.

Outside, a good sized driveway offering ample parking and to the rear is an very substantial, beautifully landscaped, private, mature rear garden having patio, lawn and trees/shrub borders.

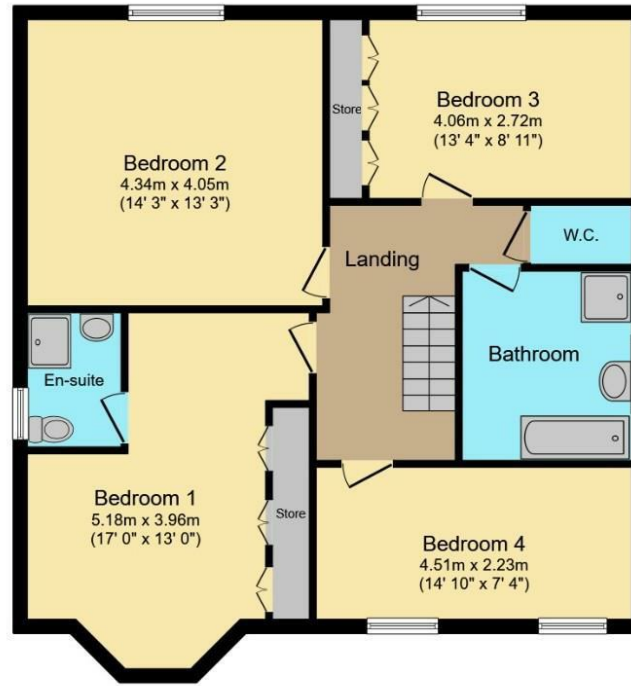
A viewing of this property is strongly recommended to avoid any disappointment.







**Ground Floor**



**First Floor**

Total floor area 170.9 m<sup>2</sup> (1,840 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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**Viewings**

Please contact [sutton@hunters.com](mailto:sutton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

**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.

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