

HUNTERS®

HERE TO GET *you* THERE

Simla, 82 Green Lanes, Wylde Green, Sutton Coldfield, B73 5JJ

Offers Over £575,000

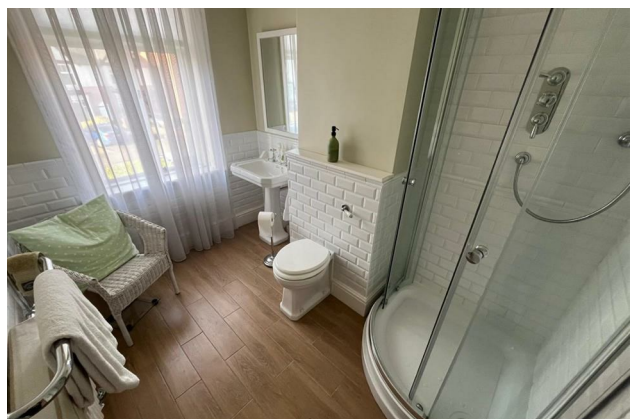
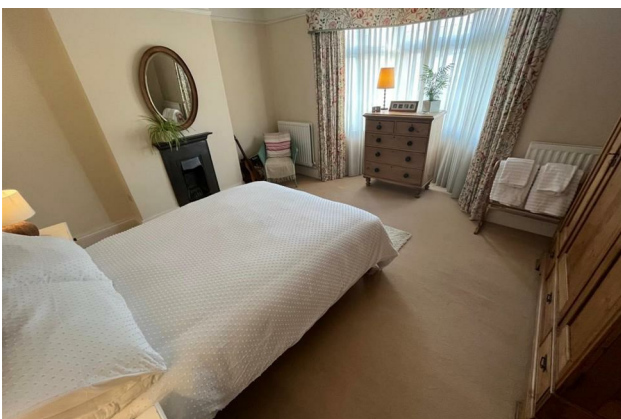
Property Images



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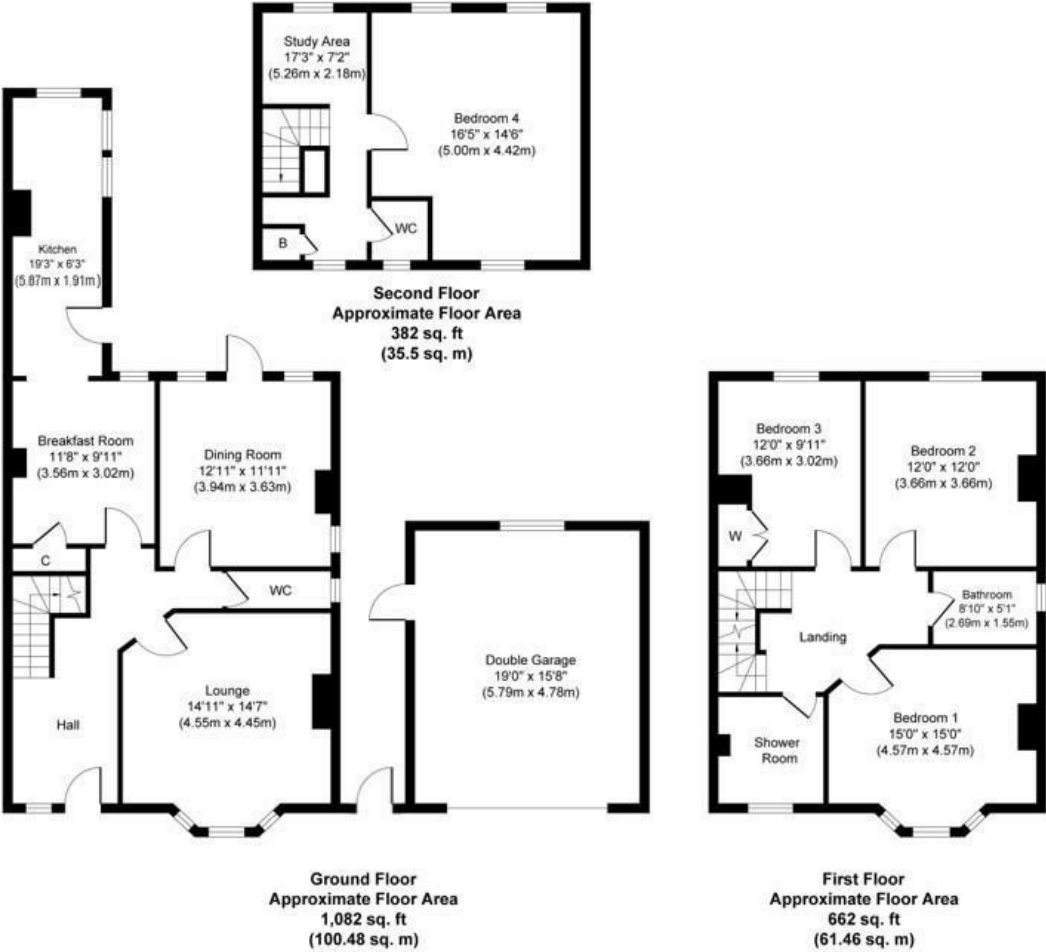


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EPC

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	

Map



Summary

REDUCED BY £25,000.

Built in 1911 and superbly well-maintained, extended and considerably improved, this stunning, characterful Edwardian semi-detached family home is very conveniently located for Wylde Green, Chester Road railway station, local schools and Sutton's amenities.

The gas centrally heated and double glazed accommodation, which still retains many original features such as period fireplaces, Minton tiling, cornices, roses, deep skirtings, high ceilings and stripped doors, simply must be viewed to be fully appreciated.

The property briefly comprises; covered porch, fabulous reception hall with stained leaded entrance and Minton tiled floor, guests cloaks with white suite, lounge with feature fireplace and bay to front, dining room with feature fireplace, exposed timber flooring and French doors to garden, breakfast room with feature fireplace, cloaks cupboard and opening to kitchen having refitted units with Beech wood surfaces, space for range, fridge/freezer, dishwasher and washing machine.

First floor, lovely gallery landing, 3 double bedrooms with feature fireplaces, family bathroom and family shower room - both with white suites. On the second floor, study landing with under-eve storage and boiler cupboard with Worcester gas combination boiler, washroom with white suite, bedroom 4, a superb double bedroom with under eve storage.

Outside, front garden having wall, lawn, shrubs, block edged tarmac driveway, double garage and outside lighting. Beautiful landscaped rear garden having patio, lawn, hedge and shrub screening, useful side storage area, rear play area, outside lighting, hose tap and central trades access.

Early viewing is absolutely essential.

Features

- Stunning three storey Edwardian semi • 4 double bedrooms • 3 reception rooms • Double garage • Beautiful garden • Bathroom, shower room and 2 guests cloaks • Fitted kitchen • Popular and convenient location • Council Tax Band E