



Green Lanes, Wylde Green
Sutton Coldfield, B73 5JW

Offers Over £350,000

An immaculately presented and impressively extended three double bedroom Victorian mid-terraced home, ideally situated within this popular and convenient residential location. Retaining a wealth of character and charm while offering spacious and versatile modern living accommodation, the property is perfectly suited to family life. It is conveniently located for excellent main road and rail transport links, local amenities and nearby schools.

To the front, a block-paved driveway provides valuable off-road parking. A welcoming entrance vestibule leads into the reception hallway, featuring stunning Minton flooring and providing access to the principal living accommodation.

The front-facing family lounge is a particularly attractive room, featuring a charming fireplace and double doors opening through to a separate dining room. The property has been thoughtfully extended to the rear, creating an impressive and generously proportioned breakfasting dining kitchen. The kitchen offers an excellent range of storage, ample workspace and integrated appliances, with plenty of room for dining and family gatherings. Double doors lead from the kitchen into a third reception room, currently utilised as a comfortable family room/snug, providing excellent additional living space and flexibility to suit individual requirements. A convenient guest WC completes the ground floor accommodation.

To the first floor are three well-proportioned double bedrooms, together with a separate family bathroom fitted with a bath and a dedicated shower cubicle.

Externally, the property enjoys an excellent-sized rear garden which has been maturely landscaped and thoughtfully maintained. Offering a good degree of privacy and a pleasant sunny aspect, the garden provides an ideal space for outdoor entertaining, relaxing and family enjoyment. The rear garden also benefits from convenient rear access, providing excellent practicality and ease of access.

Overall, this is a superb example of a traditional Victorian home, combining period character, generous proportions and contemporary family living, with the added benefit of excellent transport links, off-road parking, rear access and an outstanding rear garden.



Room Measurements

Lounge 3.41m (11'2") max x 2.94m (9'8")

Dining Room 3.96m (13') x 3.11m (10'2")

Kitchen 7.70m (25'3") x 2.00m (6'7")

Reception Room 3.57m (11'9") x 2.85m (9'4")

WC 1.23m (4'1") x 1.17m (3'10")

Bathroom 2.54m (8'4") x 1.68m (5'6")

Bedroom 1 3.81m (12'6") x 3.46m (11'4")

Bedroom 2 3.44m (11'3") x 2.87m (9'5")

Bedroom 3 3.46m (11'4") x 2.85m (9'4")

Tenure: We can confirm the property is Freehold.

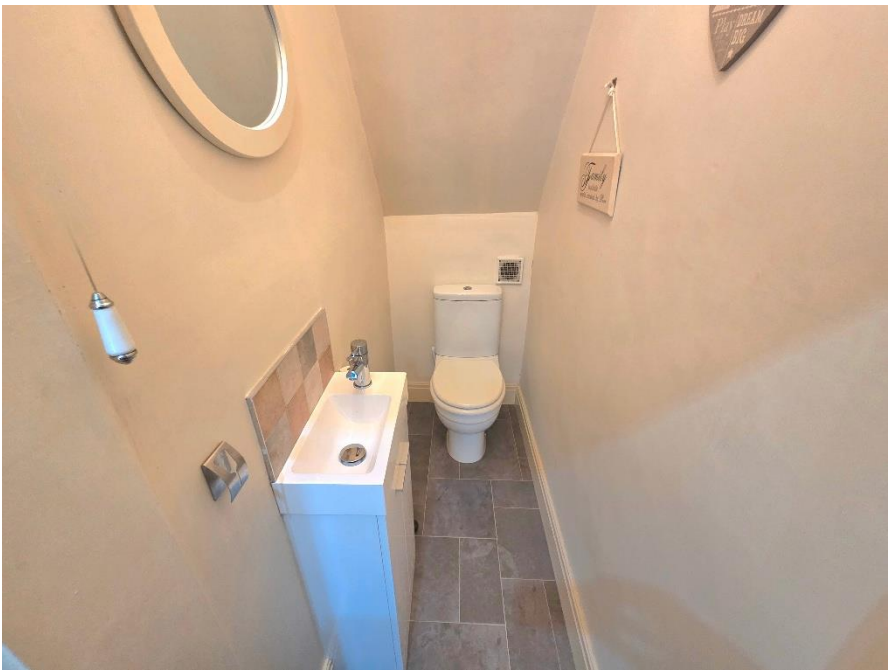
Council Tax Band: We can confirm the Council Tax Band is C.

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

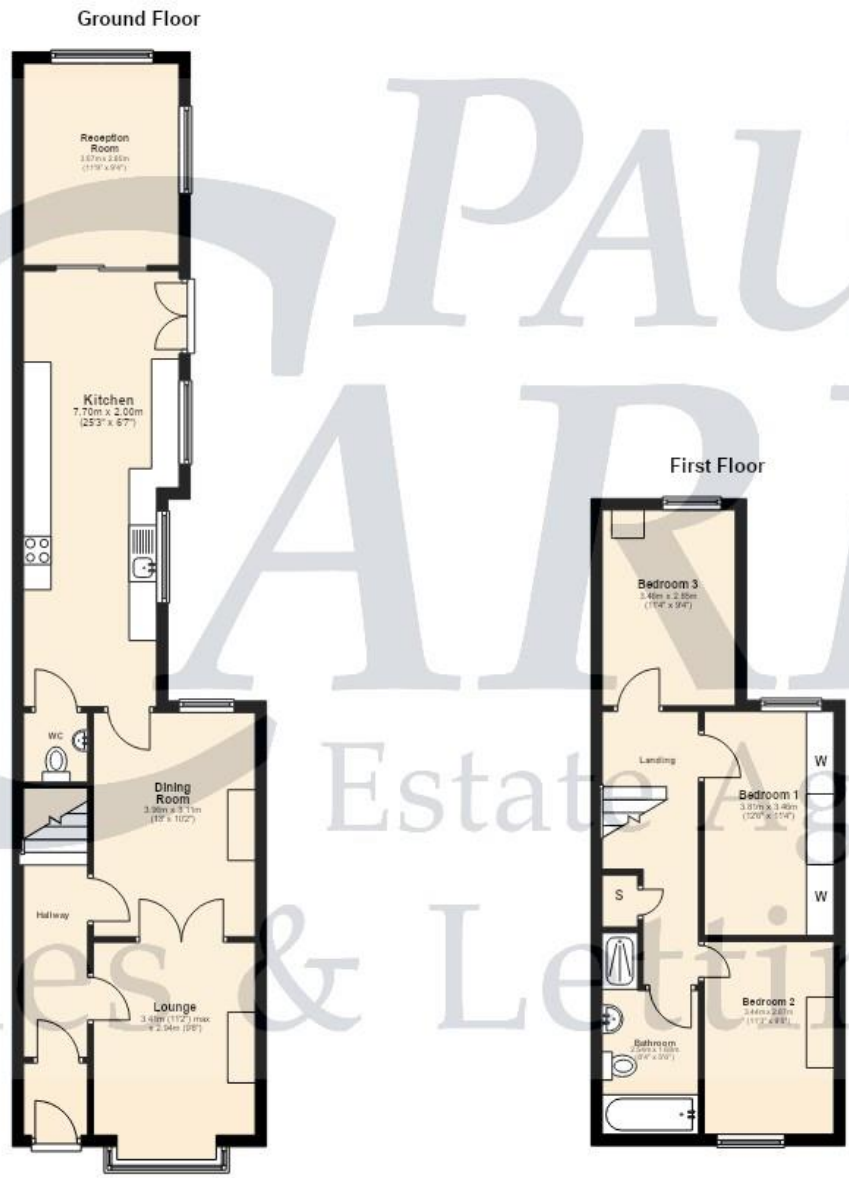
or via Suttoncoldfield@paulcarrestateagents.co.uk





Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 17th September 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.