Paul Carr Estate Agents
Sales & Lettings

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Brooks Road, Wylde Green
Sutton Coldfield, B72 1HP

Offers in the Region Of £650,000

Wylde Green

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Modern extended five-bedroom three bath/shower room family home positioned on this well respected residential street in Wylde Green. With excellent transport links and local amenities.

Comprising four excellent reception rooms including lounge with log burner, family room, snug and dining room. Large conservatory with underfloor heating and electric blinds overlooking the tiered gardens to the rear. Bright modern kitchen with granite worktops and breakfast bar, separate utility, guest cloakroom. Enclosed porch and garage converted into store rooms.

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.

Property Specification

Well-presented five-bedroom detached family home with good size front drive with access to store, enclosed porch, welcoming reception hall, snug room, spacious lounge
family room, 19ft conservatory, dining area, superb breakfast kitchen
guest cloakroom, side utility and gallery landing

Reception Room 4.73m (15'6") x 2.29m (7'6")
Porch
Entrance Hall
Reception Room 6.14m (20'2") max x 3.42m (11'3")
Conservatory 6.16m (20'3") x 4.31m (14'2")
Dining Area 2.86m (9'5") x 2.44m (8')
Reception Room 3.76m (12'4") x 2.94m (9'8")
Kitchen
Store Room
Store
WC

En-suite 3.34m (10'11") x 1.28m (4'2")
Bedroom 1 4.61m (15'1") x 3.42m (11'3")
Bedroom 2 4.13m (13'7") x 2.96m (9'9")
Bedroom 3 3.42m (11'3") x 3.03m (9'11")
Bedroom 4 2.66m (5’2”) x 2.99m (6’10”)
Bedroom 5

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: 12th December 2025

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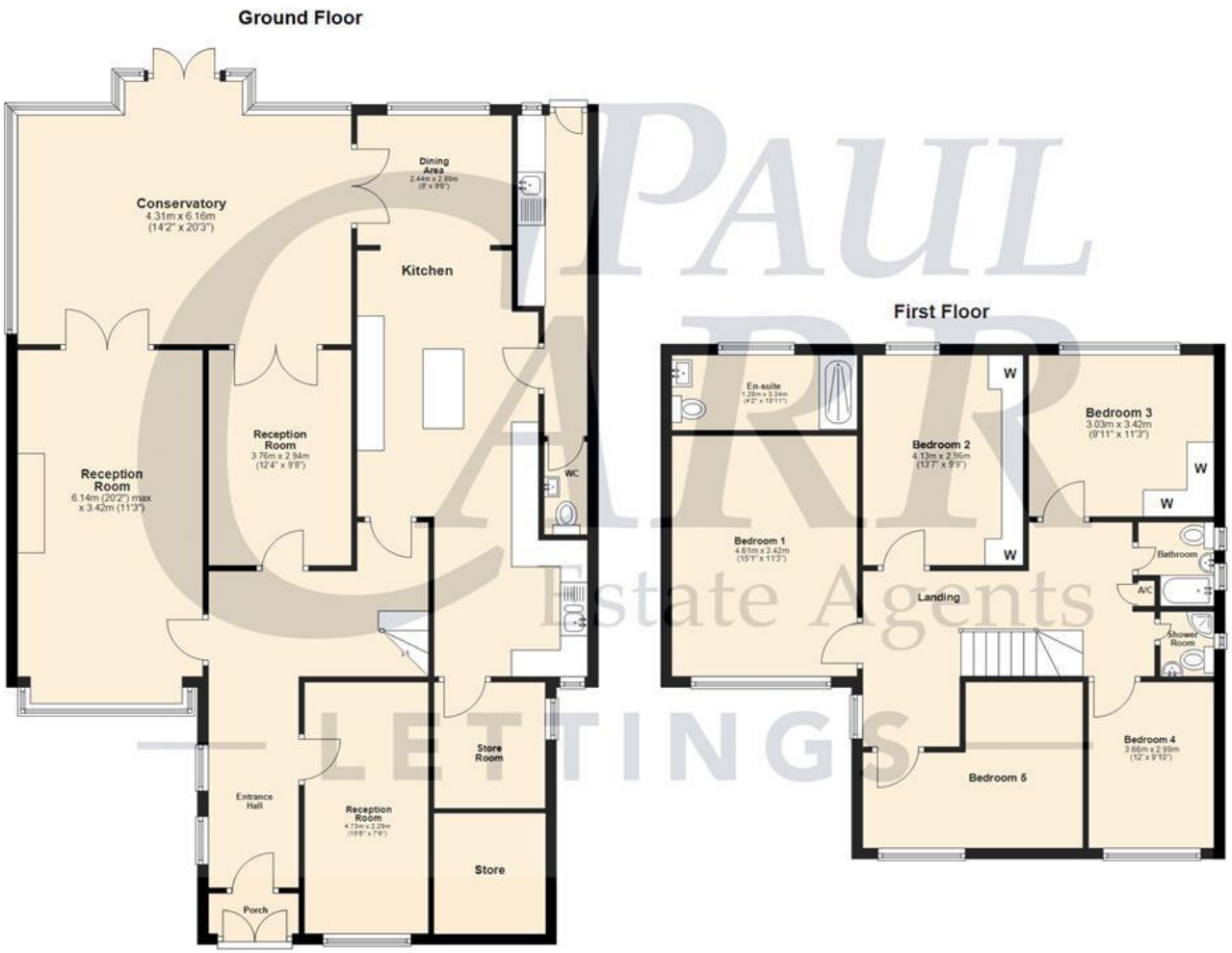
Viewer’s Note:

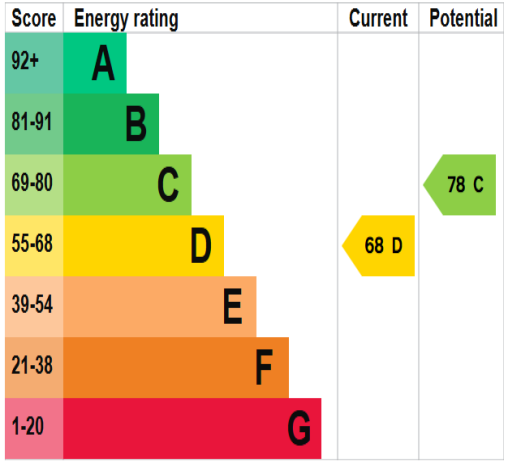
Services connected: ALL
Council tax band: F
Tenure: Freehold

Floor Plan

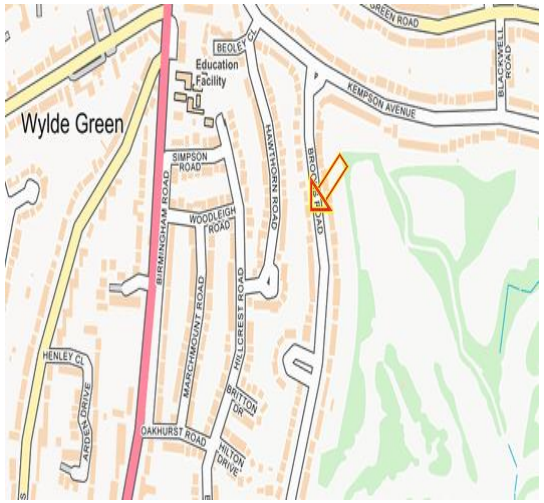
This floor plan is not drawn to scale and is for illustration purposes only



Energy Efficiency Rating



Map Location



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