



Wylde Green Road,
Sutton Coldfield, B72 1HH

Offers in Excess of £500,000

Occupying a sought-after position within the heart of Wylde Green, this impressive and deceptively spacious semi-detached family home offers an abundance of well-appointed accommodation, perfectly suited to family living.

Upon entering the property, you are welcomed by an inviting reception hallway, creating an immediate sense of space and warmth. The ground floor benefits from a guest cloakroom, an elegant lounge, separate dining room ideal for entertaining and a generous family-sized kitchen which provides access to a delightful conservatory overlooking the rear garden. Further enhancing the accommodation is a useful side veranda/utility and substantial storeroom.

To the first floor an impressive landing leads to four superb bedrooms, all of excellent proportions, together with a well-appointed family bathroom.

Externally the property does not disappoint there is a large fore garden with lawn, driveway offering ample off-road parking and access to the garage. To the rear is a truly outstanding south-facing garden which is exceptionally long and beautifully maintained. It features expansive lawns, mature borders and patios offering perfect space to eat alfresco and entertain.

This is a rare opportunity to acquire a substantial family home in a highly desirable location offering generous accommodation, wonderful outdoor space and tremendous potential for its new owners.

Tenure: We can confirm the property is Freehold.

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

Services Connected: Electric, gas, water & drainage.

Viewings: Strictly via appointment through our Walmley Residential Sales Department on 0121 351 4000

or via Walmley@paulcarrestateagents.co.uk



Room Measurements

Dining Room 13' 2" x 12' 4" (4.01m x 3.76m)

Living Room 14' 9" x 12' 4" (4.49m x 3.76m)

Kitchen 16' 10" x 10' 9" (5.13m x 3.27m)

Conservatory 19' 10" x 9' 5" (6.04m x 2.87m)

Shower Room 7' 10" x 5' 7" (2.39m x 1.70m)

Utility 16' 10" x 4' 6" (5.13m x 1.37m)

Store Room 15' 5" x 4' 6" (4.70m x 1.37m)

Bedroom 1 14' 9" x 12' 4" (4.49m x 3.76m)

Bedroom 2 13' 2" x 12' 4" (4.01m x 3.76m)

Bedroom 3 10' 9" x 9' 4" (3.27m x 2.84m)

Bedroom 4 10' 4" x 8' 6" (3.15m x 2.59m)

Bathroom 10' 9" x 6' 2" (3.27m x 1.88m)

W.C

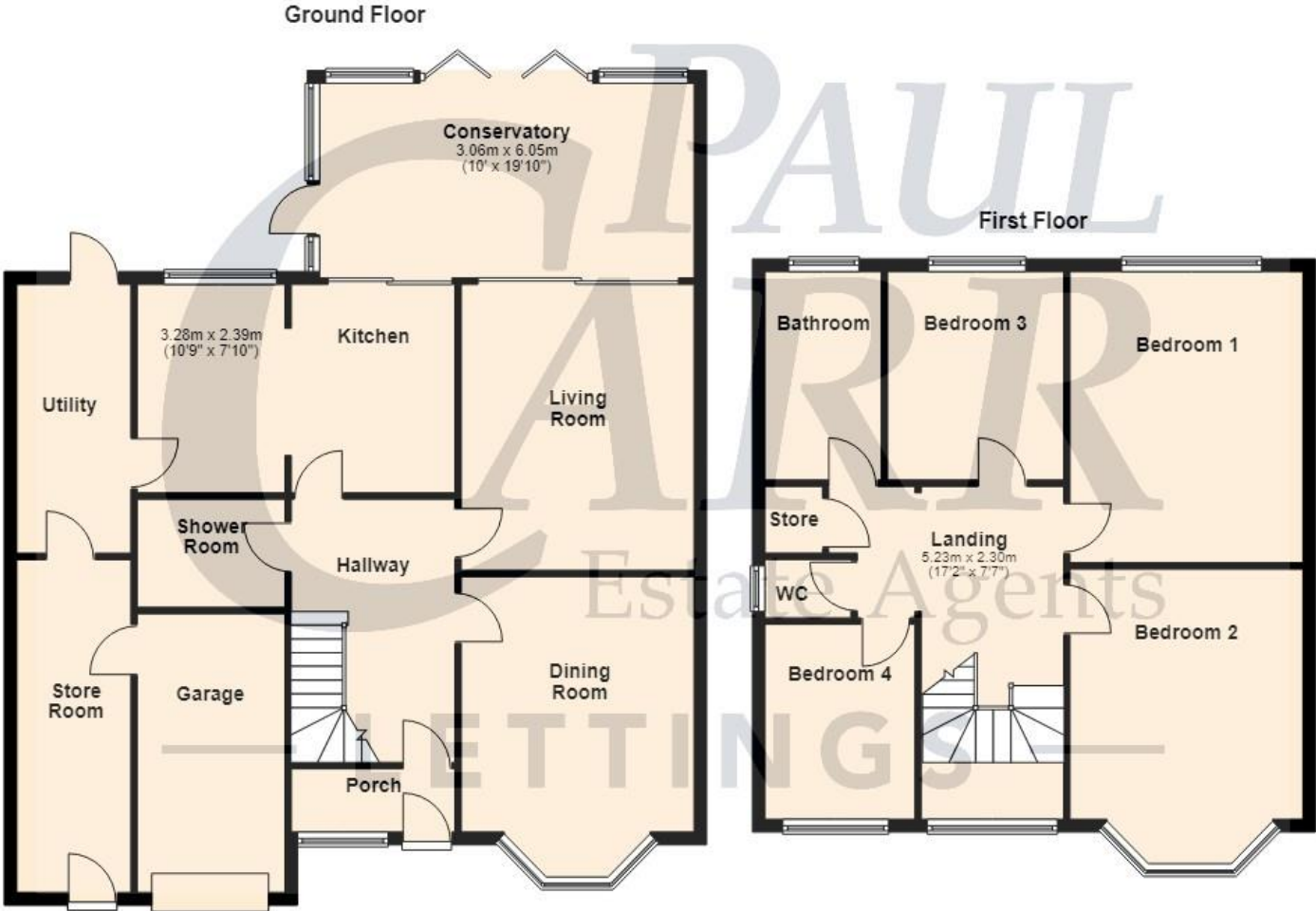
Garage





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		70 C
55-68	D	58 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: 10th July 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.