



- Extended detached family home
- Highly desirable Wylde Green location
- Walking distance to Wylde Green Train Station
- Large driveway
- Spacious lounge
- Impressive open-plan family/dining/kitchen room
- Utility room and guest WC
- Four well proportioned bedrooms
- Private and generous rear garden
- Internal viewing is highly recommended



THE BOULEVARD, SUTTON COLDFIELD, B73 5JB - £600,000

Situated in the highly sought after area of Wylde Green, this beautifully presented and substantially extended four bedroom detached family home enjoys an enviable location within easy reach of Wylde Green Train Station, providing excellent commuter links to Birmingham City Centre and surrounding areas. The property is also conveniently positioned close to a wide range of local amenities, including shops, supermarkets, cafes, restaurants and highly regarded schools, making it an ideal choice for growing families. Offering spacious and versatile accommodation throughout, the home benefits from an extended ground floor layout designed for modern family living. A superb open plan family dining kitchen forms the heart of the home, complemented by generous reception space, utility room, guest WC and four well proportioned bedrooms. Externally, the property boasts a large driveway providing ample off road parking for multiple vehicles and a private rear garden perfect for entertaining and family enjoyment.

The property is approached via an extended driveway providing off road parking for multiple vehicles and leading to:

PORCH: PVC double glazed French doors to front and door leading to:

ENTRANCE HALL: Obscure door with stained glass window to side, radiator, door to storage cupboard, door to guest WC, stairs rising to first floor landing and further doors leading to:

LOUNGE: 14'09" x 10'11" (4.50m x 3.33m) PVC double-glazed window to front, radiator and ample space for lounge furniture

OPEN PLAN FAMILY/DINING/KITCHEN:

FAMILY AREA: 14'02" x 10'10" (4.32m x 3.30m) Radiator, wood effect laminate flooring and open access to:

DINING KITCHEN: 23'08" x 10'03" (7.21m x 3.12m) PVC double glazed window to rear and PVC double glazed bi folding doors opening onto the rear garden. Fitted with a stainless steel sink set within marble work surfaces with inset drainer grooves, matching range of base units, wall cupboards and drawers. Integrated eye level oven and grill, four ring electric hob, integrated dishwasher, wood effect laminate flooring and three skylights.

UTILITY ROOM: 9'04" x 6'11" (2.84m x 2.11m) Part obscure double glazed door to side, stainless steel sink set within marble work surfaces with inset drainer grooves, matching base and wall units, space and plumbing for washing machine and tumble dryer and tiled flooring.

GUEST WC: Low flushing WC, hand wash basin, radiator and tiled flooring.

FIRST FLOOR LANDING: Stained glass single glazed feature window, loft access point, radiator and doors leading to:

BEDROOM ONE: 14'04" max / 12'02" min x 10'10" (4.37m max / 3.71m min x 3.30m) PVC double glazed bay window to front, radiator, ample space for bedroom furniture and door leading to Jack and Jill bathroom.

BEDROOM TWO: 10'11" x 10'11" (3.33m x 3.33m) PVC double glazed window to rear, radiator and space for bedroom furniture.

BEDROOM THREE: 9'10" x 7'10" (3.00m x 2.39m) PVC double glazed windows to front and side, radiator with decorative cover, space for bedroom furniture and door leading to:

EN-SUITE SHOWER ROOM: Obscure PVC double-glazed window to side, fitted with a white suite comprising a large walk in shower, low flushing WC, hand wash basin, half tiled walls and chrome effect ladder style radiator.

BEDROOM FOUR: 12'08" x 6'11" (3.86m x 2.11m) PVC double glazed window to rear, radiator and space for bedroom furniture.

JACK AND JILL FAMILY BATHROOM: Obscure PVC double glazed window to front, panelled bath with shower over and glazed side screen, low flushing WC, hand wash basin, half tiled walls, tiled flooring and chrome effect ladder style radiator. Access from both the landing and Bedroom One.

REAR GARDEN: A beautifully maintained and private rear garden featuring a paved patio area ideal for outdoor seating and entertaining. Beyond lies a generous lawned garden with fencing to both sides and mature conifer screening to the rear, creating a wonderful sense of privacy and seclusion.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : E **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	85
(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



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All Dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.