



## Birmingham Road

Wylde Green, Sutton Coldfield, B72 1EA



Sutton Coldfield  
Fine Residential

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**AN IMPRESSIVE INDIVIDUALLY DESIGNED TRADITIONAL FAMILY RESIDENCE SUPERBLY PRESENTED WITH MANY ATTRACTIVE MODERN FEATURES AND OCCUPYING AN ESTABLISHED AND VERY CONVENIENT LOCATION.**

This spacious family residence occupies a delightful setting in this very popular and sought after location convenient for all amenities including local shops at Wylde Green, schools for all ages and public transport including cross city rail services from Wylde Green Station.

Most attractive in appearance the property stands well back behind a service road and enjoys an elevated position behind a block paved driveway and foregarden.

This superbly presented gas centrally heated family accommodation with double glazing and many luxury features briefly includes:

Large Reception Hall with deep cornice, oak flooring and access to garage.

Guest Cloakroom with wc, washbasin and radiator cabinet.





## On The Ground Floor

Lounge. Arched inglenook with central fireplace and gas coal effect fire. Deep ceiling cornice and square bay window with window seat.

Garden Room overlooking the rear gardens and French doors to patio.

Sitting Room with deep cornice and French doors to the gardens.

Modern Dining/Kitchen comprising:

Dining Area with bow window to front, wide opening and steps to:

Fitted Kitchen with an extensive range of modern high gloss contemporary units with integrated appliances. Inset sink, floor cupboards and drawers, worksurfaces, wall units, fitted 'Belling' range style cooker with extractor above, dishwasher and wine cooler. Provision for American style fridge and window overlooking the front.

Bar Room with opening to the kitchen, patio doors to the side.

Utility with fitted floor and wall units worksurface, plumbing for washing machine and gas boiler.





## On The First Floor

Spacious Landing with radiator cabinet.

Hatch to Loft with pull down ladder.

Bedroom One with range of mirror fronted wardrobes, ceiling cornice and window overlooking the rear garden.

Bedroom Two with deep ceiling cornice, radiator cabinet and window overlooking the rear garden.

En Suite Shower Room. Corner shower, washbasin with cupboard below and mirrored cabinet above and wc. Ceramic wall tiling.

Bedroom Three with deep cornice, radiator cabinet and window to front.

Bedroom Four/Home Office with fitted double wardrobe, deep cornice, radiator cabinet and window to rear.

Main Bathroom. Large whirlpool bath, wide shower with rain head, drawer unit with rectangular washbasin, mixer tap and illuminated mirror above. Wc and ceramic wall tiling.

Airing Cupboard.

## Outside

Garage plus raised workshop area, electric up and over door, light and power.

Side Entrance

Outside wc with washbasin.

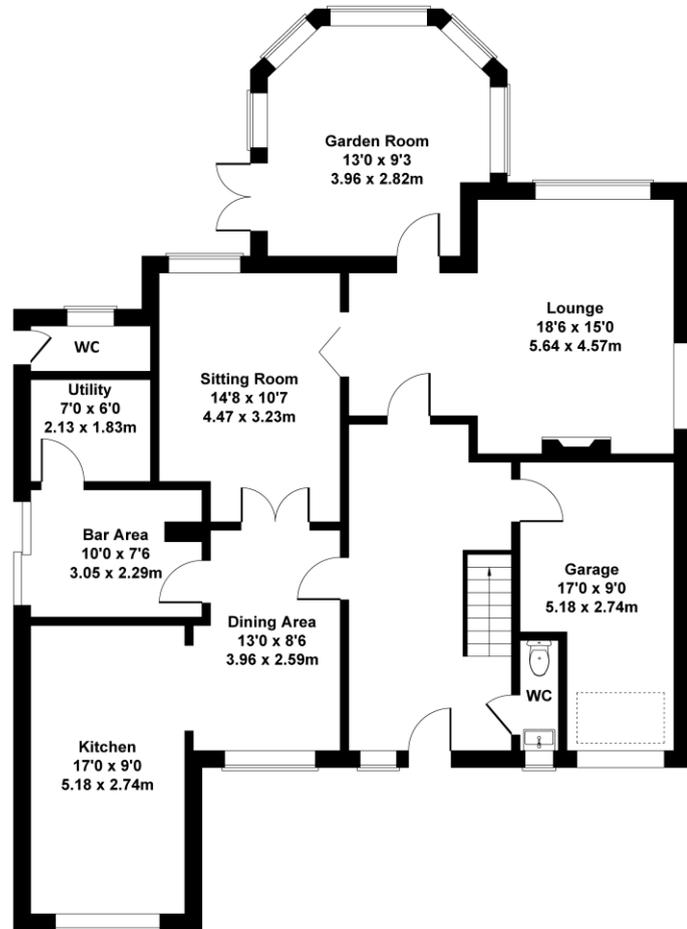
Outdoor Entertaining Cabin/Bar with light and power.

Private Rear Gardens with block paved patio, retaining walls and steps to raised paved areas, lawn and borders. Mature evergreen screening.

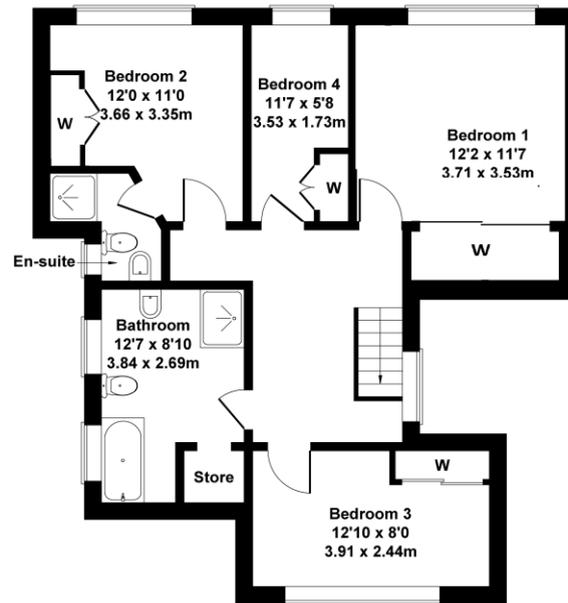




**B72 1EA**  
 Approximate Gross Internal Area  
 2106 sq ft - 196 sq m



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
 For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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