



3 Beech Hill Close, Wylde Green B72 1BF

PRICE GUIDE - £725,000

This delightful, attractive, thoughtfully designed, freehold detached family home is set in a small exclusive cul-de-sac amidst properties of a similar calibre in a prime sought after location.

Centrally, and ideally located within short walking distance of Wylde Green shopping centre where you will find a host of amenities and facilities together with cafes and restaurants, Wylde Green additionally offers access to the cross-city rail line, as well as excellent road links and well-regarded schooling. The property is set close to the well-regarded Walmley Golf Club within a short walk.

Complemented by Pvc double glazing and gas central heating including under floor heating to the ground floor, the property offers well presented, tastefully decorated and thoughtfully designed accommodation of which to fully appreciate we highly recommend an internal inspection.

Upon entering the property via a most welcoming reception hall you are greeted by bright airy accommodation which briefly comprises a guest cloakroom/Wc, enlarged lounge with feature log burning gas fire, separate dining room together with a comprehensively fitted breakfast kitchen having central island unit, in turn with utility room off. Additionally, there is the option of a ground floor fourth bedroom with en-suite shower room off, which alternatively could be utilised, as currently, as a snug/day/guest room.

A return stairway gives access to the first floor where you will find three further double bedrooms, two having fitted wardrobes with the master bedroom in turn having a well-appointed shower room off. Additionally, there is a family bathroom having a white suite.

The property has a double car garage with electric doors, and delightful, secluded, landscaped gardens set to the side and rear being of an approximate southerly aspect. Truly a gem of a bright, spacious, contemporary family home being well presented and



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Set back from the roadway behind a lawned fore garden with shrubs and bushes, there is a blocked paved driveway providing twin offroad parking with matching pathway to:

RECESS PORCH: Timber-stained door with obscure leaded light glazed inset opens to

WELCOMING RECEPTION HALL: Storage cupboard situated under stairs, wood laminate flooring, under floor heating

GUEST CLOAKROOM/WC: Pvc double glazed obscure window to front, white low flushing Wc, vanity wash hand basin with double base unit beneath, wood laminate flooring with under floor heating, chrome ladder style radiator

IMPOSING SPACIOUS LOUNGE: 18'2" x 16'10" Pvc double glazed windows to sides and rear with central double glazed double French doors opening to garden, feature log effect remote controlled living flame gas fire having minster styled surround, kardean flooring with under floor heating

DINING ROOM: 11'7" x 9'10" Pvc double glazed window to rear, wood laminate flooring with under floor heating

BREAKFAST KITCHEN: 16'1" x 12'10" Pvc double glazed window to rear with further double glazed double French doors to garden, sweeping granite work surfaces with up stands having, inset one and half bowl sink unit, stainless steel fitted gas hob with matching extractor canopy over, together with integrated oven having set in with microwave over, integrated dishwasher, fridge and freezer, central island unit having further base units, granite work top and fitted wine fridge, space for breakfast, laminate flooring with underfloor heating

UTILITY ROOM: 6'7" x 6'0 Part Pvc double glazed door to side, single drainer sink unit set into work tops having fitted wall and base units, recesses for washing machine and drier, wood laminate flooring with under floor heating



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.





BEDROOM FOUR/OPTIONAL SNUG: 10'8" x 10'2" Pvc double glazed window to front, under floor heating, currently used as a snug/guest room.

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing Wc, tiled splash backs and floor with under floor heating, chrome ladder style radiator

RETURN STAIRS TO LANDING: Radiator, double airing/linen cupboard

BEDROOM ONE: 16'3" x 16'2" max x 14'0 min Pvc double glazed windows to front and side, three double fitted wardrobes, fitted dressing table with drawers, double radiator

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, vanity wash hand basin with base unit beneath, low flushing Wc, tiled splash backs and floor, chrome ladder style radiator

BEDROOM TWO: 16'2" max 14'0 min x 13'2" Pvc double glazed window to rear, double and single built-in wardrobes, drawer unit, double radiator

BEDROOM THREE: 15'6" max 14'0 min 14'4" max 11'10" min Pvc double glazed window to front with further window to rear, two radiators

FAMILY BATHROOM: Double glazed window to rear, matching white suite comprising P shaped bath with shower over and side splash screen, vanity wash hand basin with base unit beneath, low flushing Wc, tiling to walls and floor, chrome ladder style radiator

DOUBLE GARAGE: 17'0 x 16'4" Remote controlled electric garage door, door to hallway

OUTSIDE: Paved patio area to a lawned rear garden flanked by mature hedges providing privacy, being an approximate southerly aspect, having borders with shrubs and flower beds with further landscaped garden area set to the side, which provides further private seating area.



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.

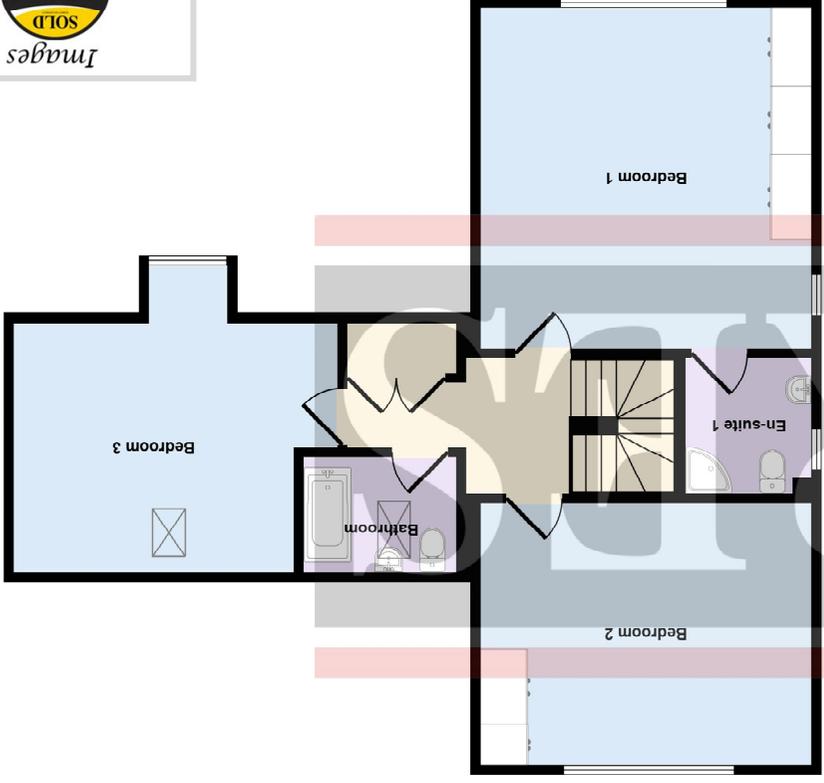
We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.

Ground Floor
Approx 126 sq m / 1358 sq ft



Approx Gross Internal Area
205 sq m / 2208 sq ft

First Floor
Approx 79 sq m / 850 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shappy 560.

