



Hawthorn Road, Wylde Green  
Sutton Coldfield, B72 1ET

£575,000



# Wylde Green

£575,000

4  2  2 

This well proportioned, extended detached property occupies a most highly regarded and sought after location conveniently situated close to Wylde Green centre with easy access beyond and enjoys many desirable amenities including schools, shops and transport links.

The accommodation itself offers an enviable level of finish and comprises a most pleasant hall with doors off to separate reception rooms, a recently refitted stylish and contemporary breakfast kitchen with stunning window to garden, utility and guest w.c.

The first floor in turn provides four bedrooms along with a family bathroom and en-suite shower room.

Outside there is a drive way and fore garden with a beautiful mature garden and patio to the rear along with a garage having internal access.







### 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: 29th November 2024

## Property Specification

SUPERBLY PRESENTED EXTENDED DETACHED PROPERTY  
FOUR WELL PROPORTIONED BEDROOMS  
EN-SUITE SHOWER ROOM  
EXCELLENT RE-FITTED CONTEMPORARY BREAKFAST  
KITCHEN  
SEPARATE RECEPTION ROOMS

Porch

Hall

Dining Room 4.09m (13'5") x 3.32m (10'11") max

Lounge 4.39m (14'5") x 4.06m (13'4")

Breakfast Kitchen 4.62m (15'2") x 3.95m (13')

Cloakroom 5' 9" x 5' 7" (1.75m x 1.70m)

Landing

Bathroom 8' 5" x 7' 6" (2.56m x 2.28m)

Bedroom 4.11m (13'6") x 3.35m (11')

Bedroom 4.39m (14'5") x 4.09m (13'5")

Bedroom 3.30m (10'10") x 1.70m (5'7") max

Bedroom 3.48m (11'5") x 2.21m (7'3")

En-suite 7' 7" x 2' 11" (2.31m x 0.89m)

Store

Garage 16' 4" x 7' 10" (4.97m x 2.39m)

### Viewer's Note:

Services connected: Gas, Water & Electricity  
Council tax band: E  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

## Map Location

