



Wylde Green Road, Sutton Coldfield  
Sutton Coldfield, B72 1HD

Offers in the Region Of £675,000

# Sutton Coldfield

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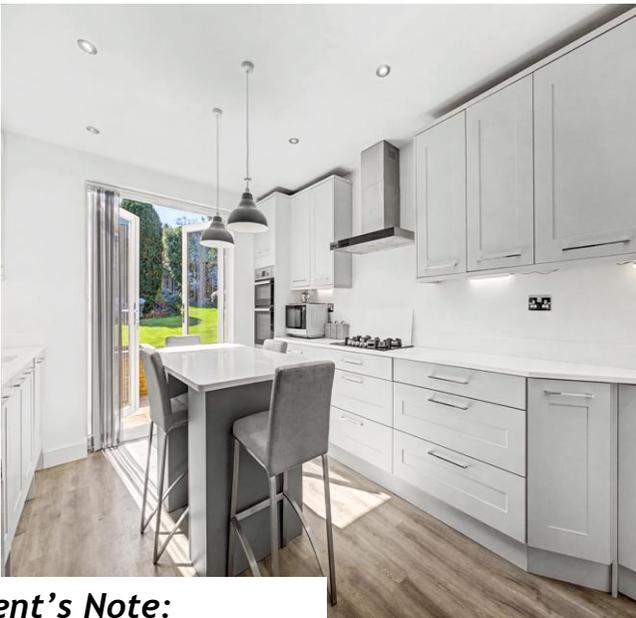


Paul Carr Boldmere are delighted to offer for sale this exceptional and delightfully extended family home located in a most sought after location occupying a plot size of some 0.14 acres. This immaculately presented bright and spacious detached family home is positioned in a residential development of traditional properties built pre war and consequently benefit from excellent plot size with definite 'curb appeal'. The property on offer benefits from being within one mile of commuter train stations and is on the cusp of public transport routes and is well served for amenities ranging from high street shopping to a multitude of local schools. The property is approached via a block paved driveway with dressed fore garden. The front doorway leads into a part galleried entrance hallway with access into a bright and spacious exquisite family lounge and open plan dining room with views over the landscaped rear gardens. To the rear left hand elevation is a beautifully appointed extended and fully fitted kitchen breakfast room featuring a range of high quality fitted units with integrated appliances with centre island, a utility with guest cloakroom W.C. lead off. To the first floor are four excellent bedrooms the master and second bedrooms bedrooms offering with an en-suite shower room with a further family bathroom with full white contemporary suite. The south facing well presented rear gardens are laid to lawn with patio seating areas and offer an outstanding display of landscaped grounds with herbaceous borders thereto and with panel fencing to all sides. Parking is provided to the block paved fore garden and side garage and provides more than adequate facilities for a family home. Viewing is highly recommended and is strictly via Paul Carr Boldmere and for proceedable buyers only.



## Property Specification

WELL EXTENDED SUPERBLY LOCATED DETACHED PROPERTY - IN A MOST DESIRED AND SOUGHT AFTER LOCATION  
OUTSTANDING CONTEMPORARY FITMENTS THROUGHOUT  
- A HOME TO TRULY BE PROUD OF  
FOUR EXQUISITE BEDROOMS TO FIRST FLOOR  
REAR FACING BRIGHT AND SPACIOUS LOUNGE WITH OPEN PLAN DINING ROOM LEADING OFF  
OUTSTANDING EXTENDED FITTED KITCHEN FEATURING A RANGE OF HIGH-END MATCHING BASE AND WALL UNITS WITH CENTRE ISLAND AND INTEGRATED APPLIANCES THERETO.



### Entrance Hall

Lounge 4.86m (15'11") x 4.51m (14'9")

Dining Room 4.85m (15'11") x 2.87m (9'5")

Kitchen 4.09m (13'5") x 2.93m (9'8")

WC 1.86m (6'1") x 0.80m (2'8")

Bedroom 2 3.62m (11'11") x 3.54m (11'7")

Bedroom 1 4.58m (15') x 3.55m (11'8")

Bedroom 3 5.00m (16'5") x 3.51m (11'6")

Bedroom 4 2.55m (8'5") x 1.82m (6')

### 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:

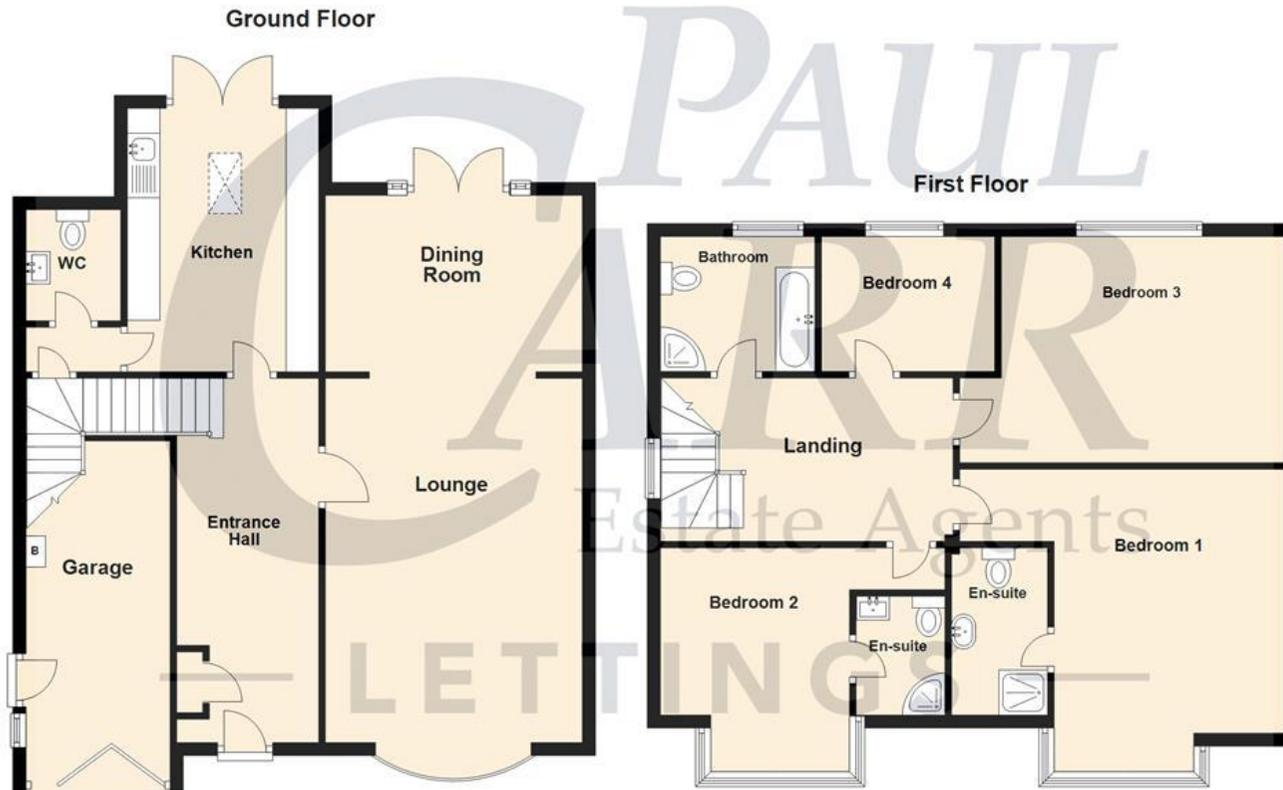
**Identity Verification Fee** - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. 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.

### Viewer's Note:

Services connected: ALL  
Council tax band: F  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		