



Green Lanes, Wylde Green
Sutton Coldfield, B73 5JL

Offers in the Region Of £380,000

- **SUPERBLY LOCATED, CHARACTERFUL THREE STOREY SEMI**
 - **FOUR GOOD SIZED BEDROOMS**
- **WELL PROPORTIONED LOUNGE AND SEPARATE DINING ROOM**
 - **GUEST CLOAKROOM**
- **USEFUL CELLAR, CURRENTLY USED AS WORKSHOP AND STORE**
 - **MATURE GARDENS WITH BRICKBUILT OUTBUILDINGS**
 - **OFF ROAD PARKING**
- **CLOSE PROXIMITY TO LOCAL AMENITIES AND SCHOOLS**
- **SUPERIOR LOCAL TRANSPORT LINKS FOR BOTH ROAD AND RAIL**

This superbly located characterful period semi-detached property retains many original features and is ideally situated for a wealth of local amenities including sought after schools, shops and entertainment along with a superior local transport network both road and rail. Sitting behind a fore garden and driveway the accommodation on offer is accessed via a recessed porch and hallway with doors leading off to separate reception rooms, a guest cloakroom, cellar and fitted kitchen. To the first floor there are two bedrooms and a family bathroom whilst the second floor offers a two further bedrooms into the eaves. Outside there is a patio and mature garden with secure side access and brick built out buildings. An early viewing is essential in order to fully appreciate the opportunity on offer and avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is D payable to Birmingham City Council.

Services Connected: Gas, Electric, Water and Drainage .

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 4.26m (14') max x 3.48m (11'5")

Dining Room 4.51m (14'9") x 3.66m (12')

Kitchen 3.72m (12'2") x 2.29m (7'6")

WC

Cellar Access 1.16m (3'10") x 0.72m (2'4")

Landing

Bedroom 1 4.51m (14'9") x 3.63m (11'11")

Bedroom 2 3.66m (12') x 2.72m (8'11")

Bathroom

Landing

Bedroom 3 4.51m (14'9") x 4.29m (14'1")

Bedroom 4 4.51m (14'9") x 2.66m (8'9")





Floor Plan

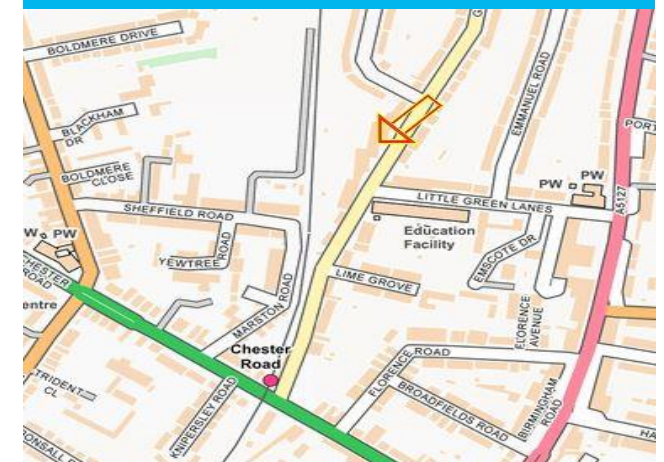
This floor plan is not drawn to scale and is for illustration purposes only

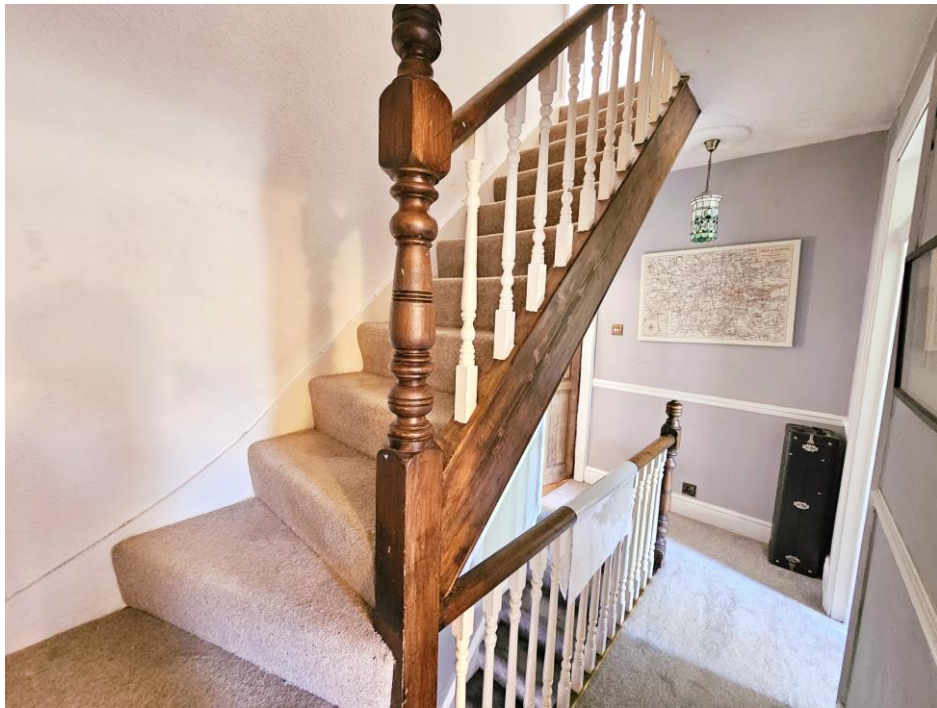


Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

Map Location







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: