



Harman Road, Wylde Green  
Sutton Coldfield, B72 1AH

**£209,950**

# Wylde Green

£209,950

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A charming period home occupying a sought after location in Wylde Green which offers an excellent opportunity for a first time purchase or investment buy.

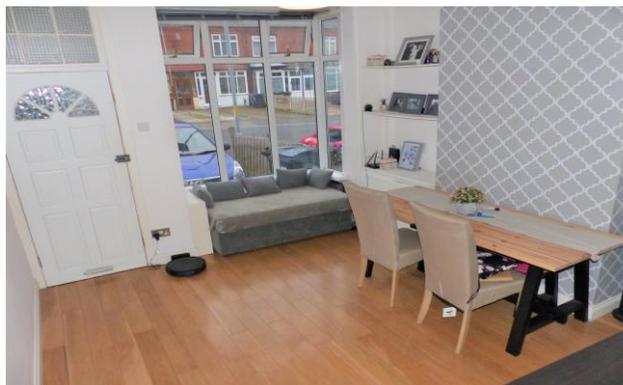
Internal inspection reveals entrance hall, spacious & bright dining room, formal lounge, modern fitted kitchen & guest W.C.

Stairs lead from the dining room to the first floor landing which reveals two generous sized double bedrooms & a modern bathroom.

Private west facing garden to the rear of the property with paved patio area. Block paved driveway to the fore.

Varied shops & amenities are available nearby along with schools for all ages & transport links including access to the Midlands motorway networks & public transport services.

Internal viewing is highly encouraged.





## Property Specification

IDEAL FIRST TIME PURCHASE OR INVESTMENT BUY  
EXCELLENT LOCAL AMENITIES & TRANSPORT LINKS  
CHARMING PERIOD HOME  
TWO RECEPTION ROOMS  
TWO BEDROOMS

Dining Room 3.37m (11'1") x 0.76m (2'6")

Lounge 3.62m (11'11") x 3.37m (11'1")

Kitchen 4.67m (15'4") max x 2.14m (7')

WC 1.39m (4'7") x 1.38m (4'6")

Bedroom 1 3.61m (11'10") x 3.40m (11'2")

Bedroom 2 3.62m (11'11") x 2.46m (8'1")

Bathroom 2.57m (8'5") x 2.12m (6'11")

Landing 2.14m (7') x 0.79m (2'7")

### 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: 15th October 2020

### Viewer's Note:

Services connected: Gas, Electric, Water & Drainage  
Council tax band: B  
Tenure: Freehold

# Floor Plan

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



## Energy Efficiency Rating

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

## Map Location

