



Orphanage Road, Wylde Green
Birmingham, B24 0BE

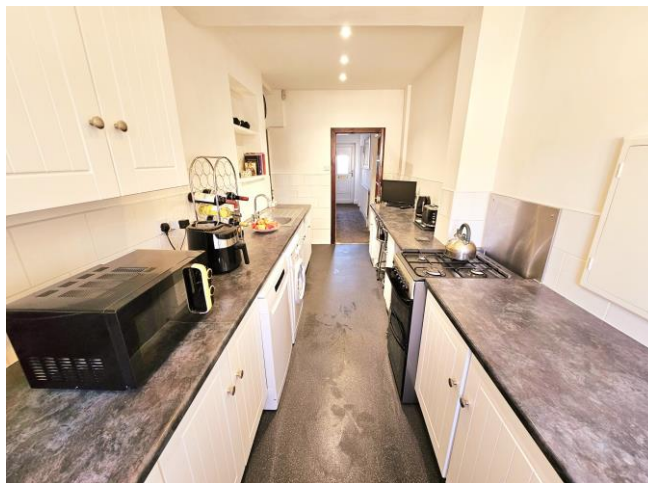
Offers in the Region Of £350,000

Wylde Green

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An outstanding extended property with tremendous potential - do not miss the opportunity to view this superb property in one of the most sought after locations on the Erdington/Wylde Green border, this delightfully presented three bedroom family home is an absolute must for viewing, being ideally positioned for local schooling, road and rail links to Birmingham city centre and offering a beautiful bright aspect, this property will delight all potential purchasers. The property briefly comprises; fore garden with driveway and large double garage off, providing ample parking, an entrance hallway, two outstanding and spacious reception rooms featuring and extended rear family lounge and a beautifully fitted and extended kitchen with appliances, a guest cloakroom is provided off the entrance hallway. To the first floor are three spacious and beautifully presented bedrooms, a gorgeous refitted family bathroom with full suite having bath and separate shower cubicle. To the outside rear is a magnificent Westerly facing garden extending to over 80' offering patio ideal for 'al-fresco dining' with extensive lawned garden beyond with workshop or storage shed to the rear. The property further benefits from rear right of way access. Viewing is strictly by appointment via Paul Carr Erdington and for proceedable purchasers only.





Property Specification

THIS EXTENDED FAMILY HOME IN A MOST SOUGHT AFTER LOCATION BRIEFLY COMPRISES;

Porch

Entrance Hall

Sitting Room 4.32m (14'2") max x 3.60m (11'10")

Lounge/Dining Room 6.35m (20'10") x 3.23m (10'7")

Kitchen 5.38m (17'8") x 2.06m (6'9")

WC

Garage/utility 9.11m (29'11") x 4.05m (13'3")

Landing

Bedroom 1 4.40m (14'5") max x 3.51m (11'6") plus 1.88m (6'2") x 1.88m (6'2")

Bedroom 2 3.61m (11'10") x 3.22m (10'7")

Bedroom 3 2.43m (8') x 1.80m (5'11") plus 2.68m (8'10") x 2.68m (8'10")

Bathroom

Agent's Note:

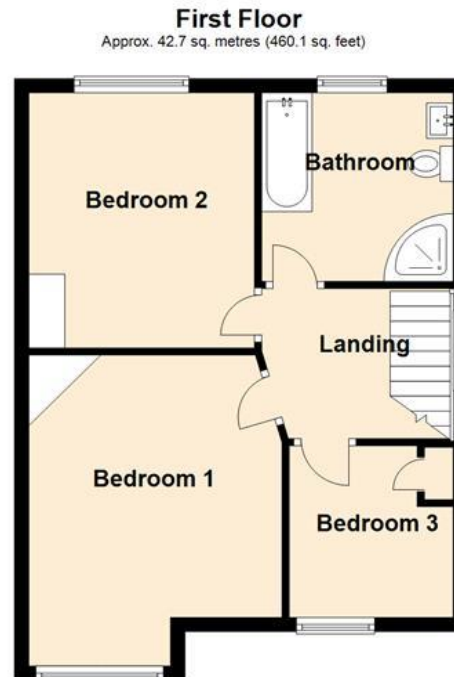
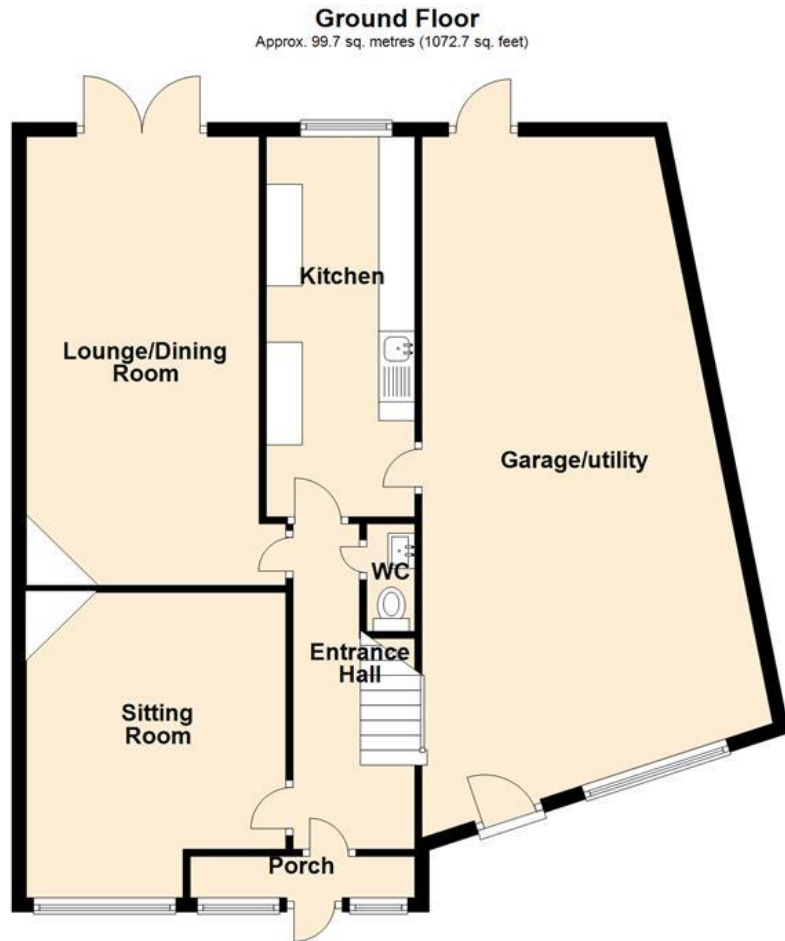
Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or 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: 6th March 2025

Viewer's Note:

Services connected: Gas, electric, water and drainage
Council tax band: C
Tenure: Freehold

Floor Plan

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



Total area: approx. 142.4 sq. metres (1532.8 sq. feet)

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Map Location

