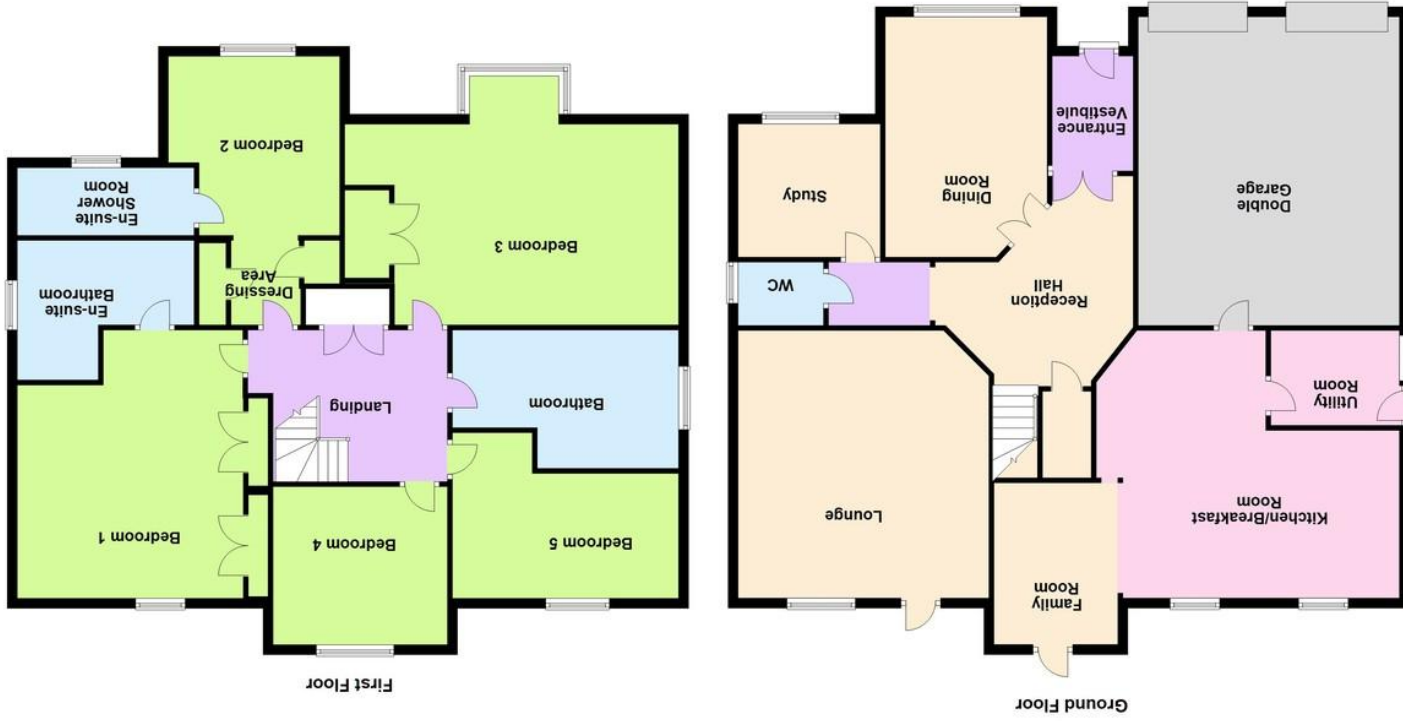
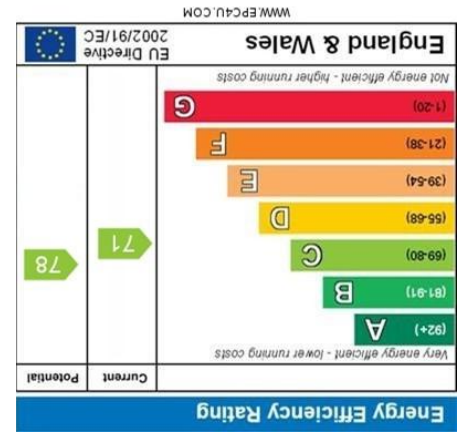


NOT TO SCALE: THIS IS AN APPROXIMATE
 GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.
 Therefore we recommend that you regularly monitor our website or email us for updates.
 Please feel free to relay this to your Solicitor or License Conveyor.



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- SECURE GATED PRIVATE ROAD
- SUPERB SPACIOUS ACCOMODATION OF MUCH APPEAL
- MAGNIFICENT REFITTED BREAKFAST KITCHEN
- FIVE DOUBLE BEDROOMS, TWO WITH REFITTED EN SUITES

The Gardens, Wylde Green, Sutton Coldfield, B72 1DX

£900,000

Property Description

A superbly situated and very spacious family detached house on a private road behind gates in this sought after and convenient part of Sutton Coldfield. Situated off Birmingham Road the property is ideally placed for commuting via road and rail (Wyde Green and Chester Road stations), and is well placed with regard to shopping facilities at Wyde Green and Sutton Coldfield. There are excellent recreational facilities nearby including Walmley Golf Club and excellent schooling for children of all ages. The property has been owned by the current owners since 2003 and the property was built by Charles Church to a very high standard although the owners have refitted and re-modelled the superb breakfast kitchen and all three bathrooms in recent times. The accommodation incorporates five double bedrooms together with an en suite bathroom to bedroom one, en suite shower room to bedroom two and a family bathroom. The ground floor incorporates fantastic accommodation including a welcoming reception hall with fitted guest cloakroom, study, superb lounge, separate dining room, magnificent breakfast kitchen and family room and utility room. Outside are splendid gardens together with parking for four cars and a double garage with two electric doors. An internal inspection of this superb home is essential to fully appreciate it and in more detail comprises:-

ENTRANCE VESTIBULE With double glazed front door, radiator, Karndean flooring and double doors leading through to:-

RECEPTION HALL With radiator, staircase leading off with very useful under stairs cupboard, Karndean flooring and inner hallway section leading through to:-

FITTED GUEST CLOAKROOM With radiator, double glazed window, low level wc, pedestal wash basin.

SUPERB LOUNGE 15'6" x 16'5" (4.72m x 5m) With two double glazed windows to separate aspects, wide double glazed French door to garden, gas fire and surround, radiator and supplementary under floor heating.

DINING ROOM 16'1" x 10'8" (4.9m x 3.25m) With double doors from the reception hall, radiator, double glazed window.

STUDY 7'10" x 9'5" (2.39m x 2.87m) With radiator, double glazed window, supplementary electric under floor heating.

MAGNIFICENT BREAKFAST KITCHEN 20'2" x 11'8" min plus recess area (6.15m x 3.56m) Being fitted by Kutchenhaus kitchens with onyx work surfaces and gloss fronts, incorporating a comprehensive range of units including drawers and cupboards, tiled splashbacks, integrated double oven with grill and microwave, induction hob and extractor over, built-in fridge, dishwasher, wine cooler, pull out spice rack, carousel, breakfast bar, sink unit, two double glazed windows, Karndean flooring, under floor electric heating and being open plan through to:-

FAMILY AREA 10'7" x 8'3" (3.23m x 2.51m) with radiator, double glazed French door to rear garden, Karndean flooring and electric under floor heating.

UTILITY ROOM 5'10" x 8'3" (1.78m x 2.51m) With stainless steel sink unit, Karndean flooring, plumbing for washing machine and space for tumble dryer, double glazed exterior door.

FIRST FLOOR GALLERIED LANDING With large airing cupboard housing a Mega flow hot water tank.

BEDROOM ONE 17'3" x 14'4" (5.26m x 4.37m) With two double glazed windows to rear, two built-in double wardrobes, radiators.

EN SUITE BATHROOM Refitted in 2018, with radiator, double glazed window to side, large shower compartment, low level wc, feature wash basin with drawers beneath, panelled bath, fully decoratively tiled walls.

BEDROOM TWO 12'6" x 10'8" (3.81m x 3.25m) With radiator, double glazed window to front.

DRESSING AREA 6' x 4'7" (1.83m x 1.4m) With built-in wardrobes and further built-in double wardrobe.

EN SUITE SHOWER ROOM Refitted in 2023, with radiator, double glazed window, double shower compartment, low level wc, pedestal wash hand basin, tiling to walls.

BEDROOM THREE 14'1" x 13' plus recess (4.29m x 3.96m) with two radiators, built-in double wardrobe,

BEDROOM FOUR 10'10" x 11'6" (3.3m x 3.51m) With radiator, double glazed window to rear, access to loft.

BEDROOM FIVE 8'2" x 12'1" plus door recess (2.49m x 3.68m) With radiator, double glazed window to rear.

FAMILY BATHROOM Refitted in 2016, fully tiled walls, double glazed window, Jacuzzi style bath, low level wc, wash basin, vanity unit, corner shower compartment with multi spray function, heated towel rail.

DOUBLE GARAGE 19'10" x 17'8" (6.05m x 5.38m) With two electric up and over doors, wall mounted gas fired central heating boiler, American style fridge/freezer with water supply, door into kitchen. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

OUTSIDE The house stands behind a block paved driveway with parking for three vehicles with gated side access, lawned area, further block paved standing for a further vehicle. The rear garden is very attractively presented with extensive patio area, lawn, inset shrubs including a Pride of India tree, cold water tap. There is exterior lighting to the front and rear, the front being on sensors.

AGENTS NOTE The property is freehold but also includes a share in Tudor Gardens (Wyde Green) Management Company Ltd which is a management company owned by the eight houses all with equal shares of which a share will be passed on with the sale.

There is a current maintenance charge of £533 per annum which includes gates maintenance and driveway and communal area upkeep.

Council Tax Band G - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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