

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.

Walmley | 0121 313 1991



- Imposing Detached Family Home
- Five Bedrooms
- Extensive Plot
- Lounge & Dining Room
- Kitchen, Utility & Lobby
- Guest Cloakroom



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

£600,000

Property Description

DRAFT DETAILS - AWAITING APPROVAL An imposing detached family residence set on the ever popular Wyld Green Road with superb views to the rear over Newhall Valley, the property is on an extensive plot and must be viewed internally to fully appreciate what this home has to offer. In more detail the accommodation comprises or entrance porch, hallway, lounge, guest cloakroom, dining room, fitted kitchen, utility, five first floor bedrooms, family bathroom, extensive garden to rear, garden and off road parking to the front leading to integral garage. In more detail the accommodation comprises:

ENTRANCE PORCH Having single glazed door to front with single glazed windows either side, tiled floor, ceiling light point and door to hallway.

HALLWAY Having single glazed door to front, single glazed leaded light windows either side, single radiator, laminate floor, three ceiling light points, stairs to first floor landing, under stairs storage cupboard and doors to:

GUEST CLOAKROOM Having low level WC, wall mounted wash hand basin with tiled splash backs, laminate floor and down lighting to ceiling.

LOUNGE 15' 2" x 13' excluding bay (4.62m x 3.96m) Having double glazed bay window to front, gas fire set in Inglenook fire place with leaded light single glazed windows set in fire place, single radiator, laminate floor and ceiling light point.

DINING ROOM 13' 9" x 10' 10" (4.19m x 3.3m) Having two leaded light windows to side, double glazed French doors to rear, gas fire with cast iron and tile inset and wood surround, double radiator, three ceiling light points and two wall lights.

FITTED KITCHEN 13' 5" x 12' 5" (4.09m x 3.78m) Fitted with a matching range of wall and floor base storage units, double glazed window to rear, door to lobby and utility, stainless steel sink, roll top work surfaces, tiled splash backs, tiled floor, double electric oven with gas hob and cooker hood over, integral dishwasher, integral fridge and double radiator.

UTILITY 13' 8" x 7' 1" (4.17m x 2.16m) Having double glazed window to rear, double glazed door to rear, door to garage, single radiator, base units, roll top work surfaces, stainless steel sink, plumbing for washing machine and ceiling light point.

REAR LOBBY Having storage cupboard with combination central heating boiler and double glazed door to rear.

FIRST FLOOR LANDING Having storage cupboard, ceiling light point and doors to:

BEDROOM ONE 16' 2" into bay x 12' 5" (4.93m x 3.78m) Having double glazed bay window to front, double fitted wardrobes, double radiator, ceiling light point, coving and laminate floor.

BEDROOM TWO 14' x 11' (4.27m x 3.35m) Having double glazed window to rear, single radiator, laminate floor and ceiling light point.

BEDROOM THREE 14' 2" x 13' (4.32m x 3.96m) Having double glazed window to rear, single radiator, laminate floor and ceiling light point.

BEDROOM FOUR 15' 10" x 8' 5" (4.83m x 2.57m) Having double glazed bow window to front, double radiator, laminate floor and two ceiling light points.

BEDROOM FIVE 10' x 8' 3" (3.05m x 2.51m) Having double glazed window to rear, single radiator, laminate floor, loft access and ceiling light point.

BATHROOM Having two double glazed windows to front, panelled bath, separate shower cubicle, pedestal wash hand basin, low level WC, majority tiling to walls, single radiator and down lighting to ceiling.

OUTSIDE To the rear there is a spacious block paved patio area with wrought iron railings surrounding leading to a split level lawn, borders with plants, shrubs and trees and fence and hedge surrounding.

To the front there is lawn with shrubs and plants and tarmac off road parking leading to garage.

GARAGE 17' 6" x 8' 7" (5.33m x 2.62m) Having double opening doors, power and light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

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.

