

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



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Boldmere | 0121 321 3991



- DECEPTIVELY SPACIOUS SIX BEDROOM DETACHED FAMILY HOME
- LOWER GROUND FLOOR ANNEX WITH KITCHEN, BEDROOM, LOUNGE AND BATHROOM
- DETACHED DOUBLE GARAGE WITH ADDITIONAL PARKING IDEAL FOR MOTORHOME/CARAVAN

Beech Hill Road, Wylde Green,  
 Sutton Coldfield, B72 1BY

Offers over £900,000





## Property Description

Every now and again, something very special comes onto the property market, and this WELL-PRESENTED SIX BEDROOM FAMILY HOME is no exception. FINISHED TO A HIGH STANDARD, this beautifully presented property offers spacious and versatile living accommodations throughout, including a lower ground floor annex with lounge, kitchen, bedroom and bathroom. The ground floor comprises entrance hall with quartz tiles, kitchen/family room, lounge, dining room and WC, with stairs to the lower ground floor and first floor. On the first floor you will find four well proportioned bedrooms, one of which has a shower room en-suite, and a family bathroom. The second floor landing has space for a home study area, as well as the showpiece master bedroom which has a walk in wardrobe and dressing area and a four piece bathroom en-suite. Externally to the front is a driveway providing off road parking, and to the rear is a detached double garage with additional parking to the side, ideal for anyone with a motorhome/caravan. Situated within a SOUGHT-AFTER LOCATION and conveniently placed for all amenities, including local shops/supermarkets with excellent transport/commuter links to Birmingham City Centre. MUST BE VIEWED to fully appreciate the overall size, presentation and location of the accommodation on offer. This property will surely be in high demand - Call Green & Company to arrange your viewing!

### LOWER GROUND FLOOR ANNEX

**ANNEX LOUNGE** 19' 05" x 11' 04" (5.92m x 3.45m) Carpeted, ceiling spot lights, two central heating radiators, power points, double glazed windows and doors to rear garden.

**ANNEX KITCHEN** 11' 04" x 6' 06" (3.45m x 1.98m) Tiled flooring, ceiling spot lights, central heating radiator, power points, range of wall and base units, electric hob & extractor fan, built in microwave, stainless steel sink and drainer, plumbing for washing machine.

**ANNEX BEDROOM** 13' 08" x 11' 10" (4.17m x 3.61m) Carpeted, ceiling light, power points, central heating radiator, double glazed windows and doors to rear garden.

**ANNEX BATHROOM** 8' 04" x 6' 03" (2.54m x 1.91m) Tiled flooring, ceiling spot lights, tiled walls, low level wc, bath with shower head connection, corner shower cubicle, hand wash basin, extractor fan and central heating towel radiator.

### GROUND FLOOR

**ENTRANCE HALL** 17' 03" x 4' 05" (5.26m x 1.35m) Quartz tiled flooring with underfloor heating, three wall lights, power points, doors to lounge, dining room, wc, and kitchen/family room, stairs to first floor and lower ground floor.

**LOUNGE** 17' 06" x 11' 07" (5.33m x 3.53m) Carpeted, underfloor heating, power points, double glazed window to front, feature gas fireplace and two wall lights.

**DINING ROOM** 10' 02" x 9' 01" (3.1m x 2.77m) Carpeted, underfloor heating, ceiling spot lights, double glazed window to front, power points, space for dining table.

**KITCHEN/FAMILY ROOM** 26' 00" x 12' 03" (max) (7.92m x 3.73m) Tiled flooring with underfloor heating, ceiling spot lights and ceiling light, two double glazed patio doors to balcony, power points, range of wall and base units and island with granite work tops, integrated fridge freezer, integrated dishwasher, integrated wine cooler, two double ovens & microwave built in and five ring gas hob, double sink and drainer and space for sofa or dining/breakfast table.

**WC** 11' 05" x 4' 08" (3.48m x 1.42m) Carpeted, ceiling spot lights, double glazed window to side, low level wc, hand wash basin, central heating towel radiator and housing boiler.

### FIRST FLOOR

**LANDING** Carpeted, feature double glazed window to side, central heating radiator, ceiling light, power points, storage cupboard, entrance doors to four bedrooms and bathroom and stairs to second floor.



**BEDROOM TWO** 11' 10" x 11' 08" (3.61m x 3.56m) Carpeted, ceiling light, central heating radiator, power points, double built in wardrobe, double glazed window to front aspect, en-suite shower room.

**EN SUITE SHOWER ROOM** 5' 07" x 5' 04" (1.7m x 1.63m) Tiled flooring, ceiling spot lights, double glazed window to side, corner shower cubicle, low level wc, hand wash basin, part tiled walls and shaving socket point.

**BEDROOM THREE** 11' 07" x 10' 02" (3.53m x 3.1m) Carpeted, ceiling light, central heating radiator, double glazed window to front aspect, double built in wardrobes, power points.

**BEDROOM FOUR** 13' 11" x 9' 05" (4.24m x 2.87m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear aspect.

**BEDROOM FIVE** 11' 07" x 9' 08" (3.53m x 2.95m) Carpeted, ceiling light, central heating radiator, power points, double glazed window to rear aspect.

**BATHROOM** 7' 10" x 6' 04" (2.39m x 1.93m) Four piece family suite. Tiled flooring, ceiling spot lights, tiled walls, bath with shower head connection, corner shower cubicle, low level wc, hand wash basin, central heating radiator, shaving socket point, double glazed window to side aspect.

### SECOND FLOOR

**LANDING** 14' 01" x 7' 05" (4.29m x 2.26m) Carpeted, ceiling light, central heating radiator, power points, loft access, space for office/work station, space for wardrobe.

**BEDROOM ONE** 17' 10" (into bay) x 11' 08" (5.44m x 3.56m) Carpeted, two ceiling lights, two central heating radiators, power points, double glazed bay window to rear aspect, walk in wardrobe/dressing area, en-suite bathroom.

**WALK IN WARDROBE** 7' 02" x 5' 06" (2.18m x 1.68m) Carpeted, ceiling spot lights, two double built in wardrobes, dressing table with fitted draws, power points, entrance door to en-suite bathroom.

**EN SUITE BATHROOM** 7' 06" x 5' 06" (2.29m x 1.68m) Tiled flooring, ceiling spot lights and extractor fan, part tiled walls, bath with shower head connection, corner shower cubicle, low level wc, hand wash basin, central heating towel radiator, shaving socket point.

**OUTSIDE** To the front of the property is a driveway providing off road parking, and to the rear is a detached double garage with additional parking to the side, useful for a motorhome/caravan.

The private rear garden is well maintained with a patio area off the lower ground floor annex, balcony with stairs down from the kitchen/family room, and is mostly laid to lawn.

**DETACHED DOUBLE GARAGE** 19' 07" x 17' 00" (5.97m x 5.18m) Electric up and over door, side entrance door from garden, power points and ceiling light. (Please ensure that prior to legal commitment you check that any garage facility is suitable for your own vehicular requirements)

Council Tax Band G - Birmingham City Council

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is freehold but has got a £40 per month service charge currently paid yearly for the gardening to the side of the property and emptying of the septic tank. 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.

