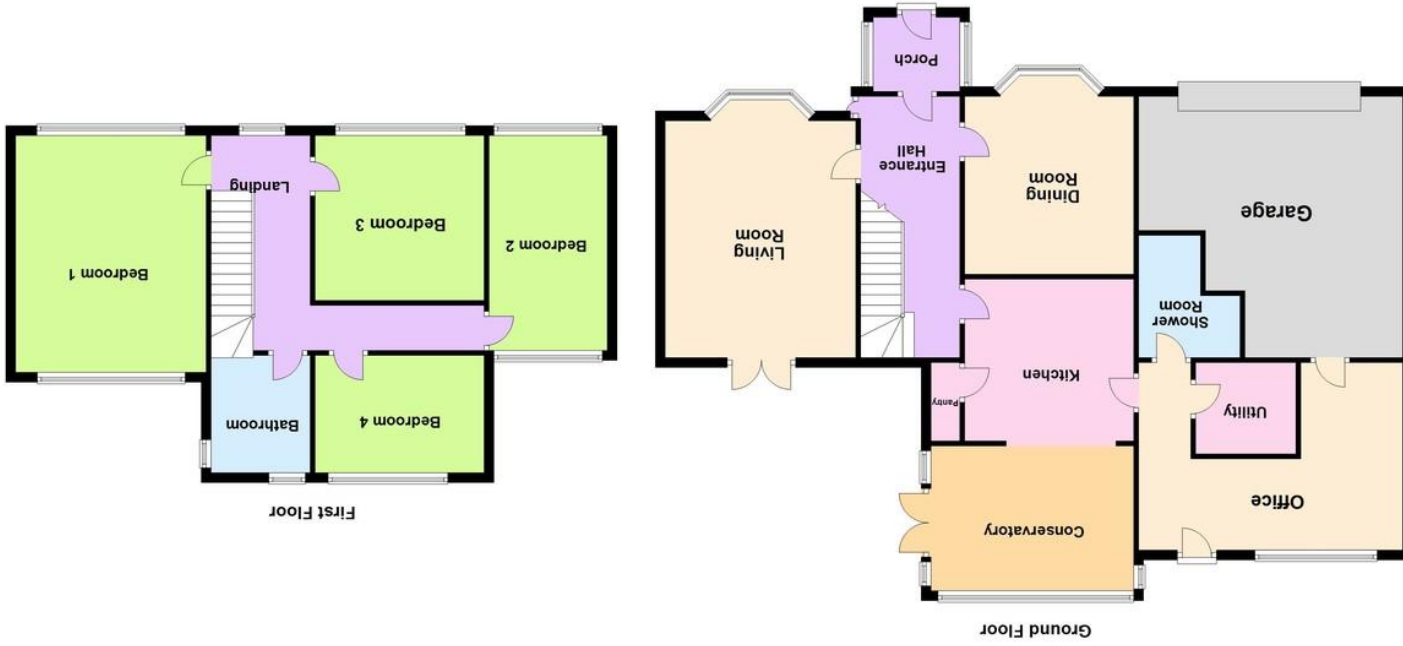


GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE



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.

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

Boldmere | 0121 321 3991



- FOUR BEDROOM DETACHED RESIDENCE
- BEAUTIFUL GARDEN
- HIGHLY SOUGHT AFTER LOCATION
- LARGE DRIVEWAY
- TWO SEPERATE RECEPTION ROOMS



Brooks Road, Wylde Green, Sutton Coldfield, B72 1HP

£800,000

## Property Description

Presenting a stunning, neutrally decorated four-bedroom detached property, currently for sale. This impressive home, backing on to Walmley Golf Course, offers an abundance of space, ideal for families. It includes two well-sized reception rooms, perfect for entertaining guests or spending quality family time. The property also features a functional kitchen, making meal preparation a breeze. The sleeping accommodation comprises of four sizeable bedrooms. The master bedroom stands out with its built-in wardrobes and a generous flood of natural light, creating a calm and serene atmosphere. The property benefits from a well appointed bathroom and a downstairs shower room for extra ease, ensuring there is enough space for everyone during those busy weekday mornings. One of the standout features of this property is the inclusion of a garage and the large driveway, providing secure and convenient options for vehicle storage. A beautiful garden graces the exterior of the property, offering the perfect spot to relax and enjoy the outdoors. The property is located in a quiet and peaceful area, with excellent public transport links. Local amenities and highly regarded schools are within easy reach, adding to the convenience of this location. Another unique feature of this property is the beautiful view it offers, making it a truly special place to live.

In summary, this property provides an excellent balance of comfort, convenience, and luxury. It is a perfect choice for those seeking a family home that provides everything needed for modern living.

**PORCH** 5' x 5' 10" (1.52m x 1.78m) Providing access into entrance hall.

**ENTRANCE HALL** 15' 11" x 6' 8" (4.85m x 2.03m) Providing access to living areas and stairs leading off.

**LIVING ROOM** 15' 10" x 12' 10" (4.83m x 3.91m) Carpeted and having double glazed window, double glazed sliding door, radiator, ceiling light and power points.

**DINING ROOM** 11' 11" x 11' 6" (3.63m x 3.51m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**KITCHEN** 10' 10" x 11' 4" (3.3m x 3.45m) Having a range of wall and base units, cooker, microwave, ceiling light, power points, useful pantry / storage area 6' 1" x 2' 5".

**CONSERVATORY** 9' 9" x 13' 2" (2.97m x 4.01m)

**OFFICE** 12' 7 max" x 17' 9 max" (3.84m x 5.41m) Having double glazed window, radiator, ceiling light, double glazed French door and power points.

**SHOWER ROOM** 8' 2" x 6' 10 max" (2.49m x 2.08m) Having walk in shower, low level wc, wash basin and ceiling light.

**UTILITY** 5' 11" x 6' 6" (1.8m x 1.98m)

**GARAGE** 18' 1 max" x 13' 8 max" (5.51m x 4.17m) Having power and light.

**LARGE GARDEN STORE** 12' x 3' 8" (3.66m x 1.12m)

**LANDING** Providing access to all four bedrooms and family bathroom.

**BEDROOM ONE** 16' x 13' 2" (4.88m x 4.01m) Carpeted and having two double glazed windows, fitted wardrobes, radiator, ceiling light and power points.

**BEDROOM TWO** 16' 3" x 7' 11" (4.95m x 2.41m) Having laminate flooring, two double glazed windows, radiator, ceiling light and power points.

**BEDROOM THREE** 11' 1" x 11' 7" (3.38m x 3.53m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BEDROOM FOUR** 7' 10" x 9' 11" (2.39m x 3.02m) Carpeted and having double glazed window, radiator, ceiling light and power points.

**BATHROOM** 7' 10" x 5' 8" (2.39m x 1.73m) Having two double glazed windows, bath with overhead shower, low level wc, wash basin, heated towel rail and ceiling light.

Council Tax Band G - Birmingham City Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice likely available for Vodafone, limited for EE, Three and O2 and data likely available for Vodafone, limited for EE and Three

Broadband coverage:-

Broadband Type = Standard Highest available download speed 7 Mbps. Highest available upload speed 0.8 Mbps.

Broadband Type = Superfast Highest available download speed 71 Mbps. Highest available upload speed 20 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Openreach, Virgin Media

The mobile and broadband information above has been obtained from the Mobile and Broadband checker - Ofcom website.

Sellers are asked to complete a Property Information Questionnaire for the benefit of buyers. This questionnaire provides further information and declares any material facts that may affect your decision to view or purchase the property. This document will be available on request.

Looking to make an offer? We are committed to finding the right buyer for the right property and try to do everything we can from the outset to ensure the sales we agree, subject to contract, will proceed to completion of contracts within a fair time frame that meets all parties' expectations. At one point during the offer negotiations, one of our branch-based mortgage advisers will call to financially qualify your offer. We recommend that you take this advice before making an offer.

**BUYERS COMPLIANCE ADMINISTRATION FEE:** in accordance with the Money Laundering Regulations 2007, Estate Agents are required to carry out due diligence on all clients to confirm their identity, including eventual buyers of a property. Green and Company use an electronic verification system to verify Clients' identity. This is not a credit check, so it will have no effect on credit history. By placing an offer on a property, you agree (all buyers) that if the offer is accepted, subject to contract, we, as Agents for the seller, can complete this check for a fee of £25 plus VAT (£30 inc VAT), which is non-refundable under any circumstance. A record of the search will be retained securely by Green and Company within the electronic property file of the relevant property.

**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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**WANT TO SELL YOUR OWN PROPERTY?**  
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