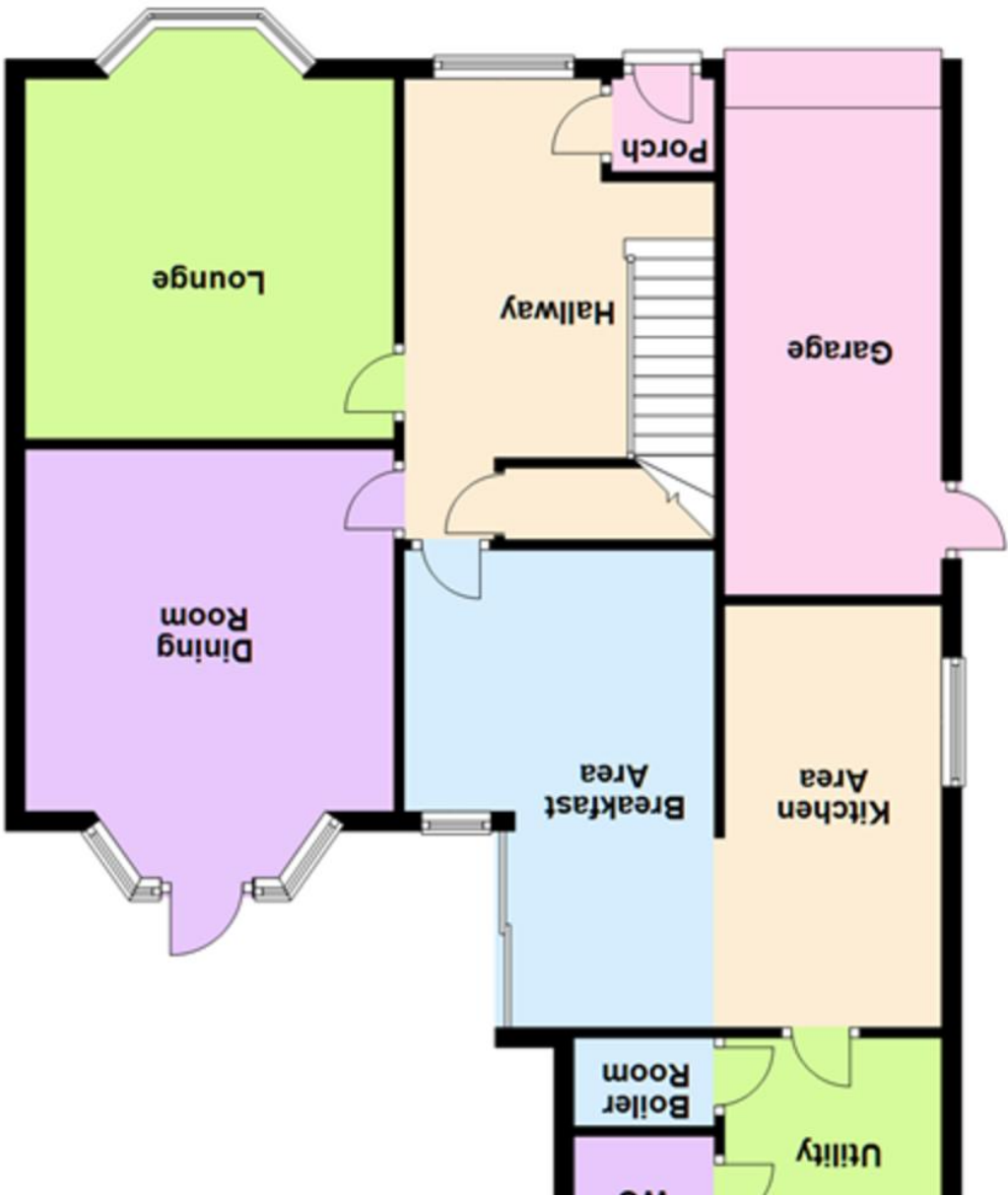


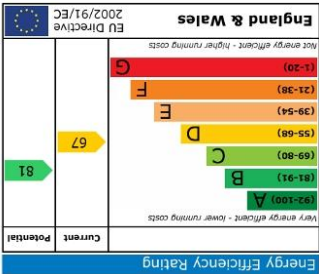
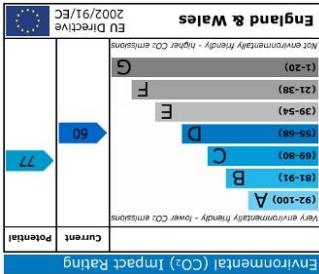
NOT TO SCALE: THIS IS AN APPROXIMATE
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS



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 Conveyer.



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- AN IMMACULATELY PRESENTED AND EXTENDED FOUR BEDROOM TRADITIONAL SEMI
- ATTRACTIVE LOUNGE
- SEPARATE DINING ROOM
- SUPERB BREAKFAST ROOM/KITCHEN

Green Lanes, Wylde Green,
Sutton Coldfield, B73 5JH

£475,000



Property Description

OUTSIDE To the front the property is well back from the road behind a neat fore garden with shrub borders, wall perimeter, driveway providing off road parking, access to the garage with external lighting, pathway with gated access to rear.

WELCOMING RECEPTION HALL Being approached by lead effect glazed reception door, with leaded double glazed window to front, oak flooring, radiator, spindle turning staircase leading up to first floor accommodation with useful built in under stairs storage cupboard and doors leading off to reception rooms and kitchen/breakfast room.

LOUNGE 15' 11" to bay x 12' 5" (4.85m x 3.78m) The focal point to the room is a feature chimney breast with multi fuel log burning stove set on hearth, oak flooring, walk in lead effect double glazed bay window to front, coved ceiling and radiator. **DINING ROOM** 14' 5" x 12' 5" (4.39m x 3.78m) Having walk in double glazed bay window to rear, double glazed door giving access out to the rear garden, space for dining table and chairs, oak flooring, radiator, feature chimney breast with open fire place with stone effect gas fire and radiator.

OPEN PLAN BREAKFAST ROOM/KITCHEN Breakfast Room 16' 1" Maximum (4.91m), 8' 10" Minimum (2.69m) x 10' 5" Maximum (3.18m), 6' 2" Minimum (1.88m) - Having family area, double glazed windows to rear, double glazed sliding patio doors giving access to rear garden, coving to ceiling, laminate flooring, radiator and opening through to:

Kitchen Area - Having an extensive range of wall and base units, roll topped work surfaces over incorporating double sink unit with side drainer, mixer tap and complementary brick effect tiled splash back surrounds, fitted gas hob with stainless steel splash back and extractor hood over, space for double oven, space for fridge/freezer, space and plumbing for washing machine, fitted breakfast bar, leaded double glazed window to side and double glazed door leading through to:

UTILITY ROOM 7' 4" x 7' 4" (2.24m x 2.24m) Having base units, work top surfaces with inset circular sink unit, chrome mixer tap and complementary effect tiled splash back surround. Space and plumbing for washing machine and further appliances and cupboard housing wall mounted gas central heating boiler.

LANDING Being approached by spindled turning staircase passing leaded double glazed window to the side, access to loft via pull

down loft ladder, useful built in storage cupboard, doors off to all rooms.

BEDROOM ONE 16' into bay x 12' 5" (4.88m x 3.78m) Having leaded effect double glazed walk in bay window to front, chimney breast and radiator.

BEDROOM TWO 14' 4" into bay x 12' 5" (4.37m x 3.78m) Having walk in double glazed window overlooking rear garden, chimney breast and radiator.

BEDROOM THREE 10' 5" x 8' 8" (3.18m x 2.64m) Having leaded double glazed window to front and radiator.

BEDROOM FOUR 9' 9" x 6' 11" (2.97m x 2.11m) Having double glazed window to rear and radiator.

FAMILY BATHROOM Being well appointed with a white suite comprising of P shaped panelled bath with mains fed shower over, tiled splash back surrounds, pedestal wash hand basin, low flush wc, ladder chrome heated towel rail, laminate flooring and two opaque double glazed windows to the side.

OUTSIDE To the rear is a good size well maintained secluded rear garden with neat lawned garden area, paved patio and pathway, raised borders with a variety of shrubs and trees, timber framed garden shed, further paved patio to the rear. Pathway leads to the side of the property with gated access to the front with cold water tap and security lighting.

GARAGE With up and over door to the front, light and power. (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.