



**GREEN LANES, WYLDE GREEN, B73 5LX**  
**OFFERS IN THE REGION OF £775,000**



This most attractive, imposing, well presented, and much improved Freehold detached family home is set in a prime, prized, central location, upon a well regarded road, amidst properties of a similar calibre.

Thoughtfully designed, and well planned for family living the property undergone extensive renovation, alteration, and modernisation to provide generous accommodation which retains great style, charm and character.

Ideally located close to excellent public transport facilities including access to the cross-city rail line, an array of shopping facilities, cafes and restaurants are available at the near by Wylde Green shopping centre, or Boldmere Highstreet.

Complimented by gas central heating and having pvc double glazing (both where specified) the property additionally has the security of an alarm system. Much improved and attractively decorated to fully appreciate the property on offer we highly recommend an internal inspection.

Briefly comprising: Enclosed porch, welcoming oak panelled reception hall, guest cloakroom/ wc, attractive lounge and separate dining room both having feature fireplaces, comprehensively fitted, enlarged breakfast kitchen having central island and family sitting area, utility room with further wc off.

A return stairway gives access to the first floor landing off of which you will find four generous bedrooms, an ensuite shower room, period style family bathroom and separate wc. The property has twin garages and a generous, mature, landscaped rear garden. Council tax band F

Set back from the roadway behind a block paved multi vehicular driveway, access is gained to the accommodation via :

**FULLY ENCLOSED PORCH:** Pvc double glazed windows to fore, feature oak-stained door having leaded light glazed obscure insets opening to :

**RECEPTION HALL:** Port hole leaded light window to fore, oak panelling to walls with oak strip floor, radiator

**GUEST WC:** Matching white suite comprising low flushing wc, wash hand basin with base beneath, radiator, tiling to walls

**ATTRACTIVE LOUNGE:** 18'00" max 12'00" min x 14'04": Pvc double



glazed bay window to rear with central double glazed double French doors, log effect living flame remote controlled gas fire set on a marble hearth having matching surround, double radiator, oak flooring

**FRONT RECEPTION ROOM:** 14' 04" max 12'00" min x 12'00": Pvc double glazed bay window to front with fitted shutters, coal effect living flame gas fire set on a marble hearth having matching surround, oak strip floor

**FITTED BREAKFAST KITCHEN COMBINING FAMILY & DINING AREA :** 25'07" max 14'09" min 17'01" max 12'08" min:

Family sitting area: Pvc double glazed bay window rear with central double glazed double French doors, space for sofa, open plan to :

Breakfast area: Space for breakfast table, radiator, open plan to :

Fitted kitchen: Pvc double glazed window to side and rear, one and a half bowl sink unit set into rolled edge worksurfaces having tiled splashbacks there are a comprehensive range of fitted units to both and base wall level including drawers, elevated integrated double oven / combination microwave, integrated dishwasher, central island unit with further base units and rolled edge top, flush fitting hob, tiled splashbacks, floor heater, wood laminate flooring throughout

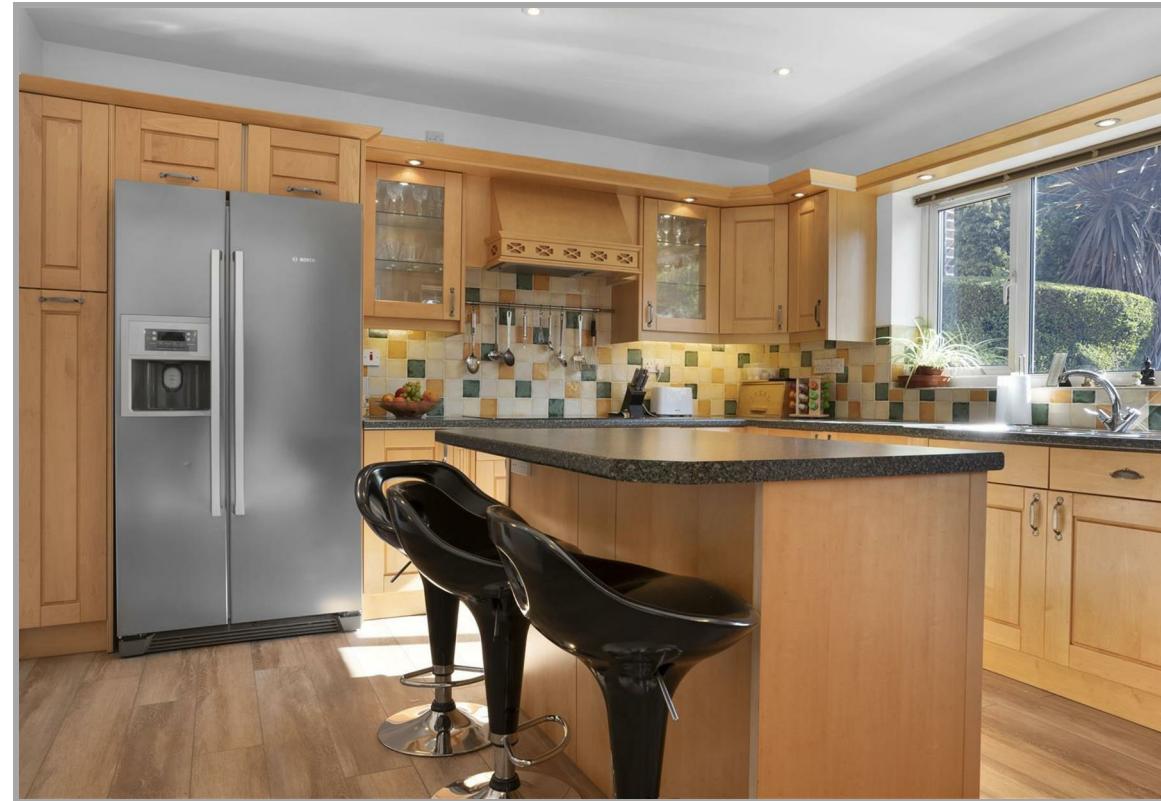
**UTILITY ROOM :** 8'00" x 7'10": Pvc double glazed window and door to side, Belfast sink having base units, space for washing machine, radiator, wood laminate flooring

**ADDITIONAL WC:** White low flushing wc, wash hand basin, radiator

**RETURN STAIRS TO LANDING:** Feature pvc double glazed window to fore with coloured glass insets, oak panelling to wall, two radiators, double linen cupboard

**BEDROOM ONE:** 14'08" max 11'00" min x 12'10": Pvc double glazed window to rear with fitted shutters, radiator

**ENSUITE SHOWER ROOM:** pvc double glazed obscure window to front, matching white suite comprising enclosed shower cubicle, wash hand basin with base unit below, low flushing wc, chrome ladder style radiator, tiled splashbacks and floor



**TENURE:** We have been informed by the vendor the property is Freehold: .

Please note that the details of the tenure should be confirmed by any

prospective purchaser's solicitor.

Council Tax Band: F





**BEDROOM TWO:** 17'09" max 14'06" min 12'03" max 10'02" min: Pvc double glazed bay window to rear with fitted shutters, radiator, vanity hand wash basin set into a hand-built unit having base unit below, five further hand-built, feature double wardrobes

**BEDROOM THREE :** 15'00" max 11'00" min x 12'00": Pvc double glazed window to front with fitted shutters, radiator

**BEDROOM FOUR** 11'05" x 8'08": Pvc double glazed window to front with fitted shutters, radiator, double and single wardrobes having storage cupboards above, side shelving

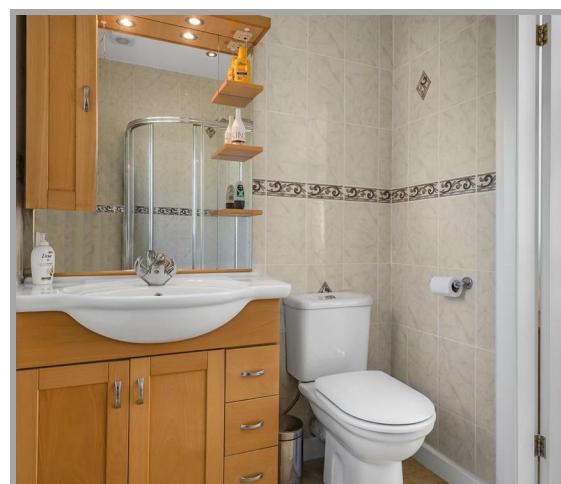
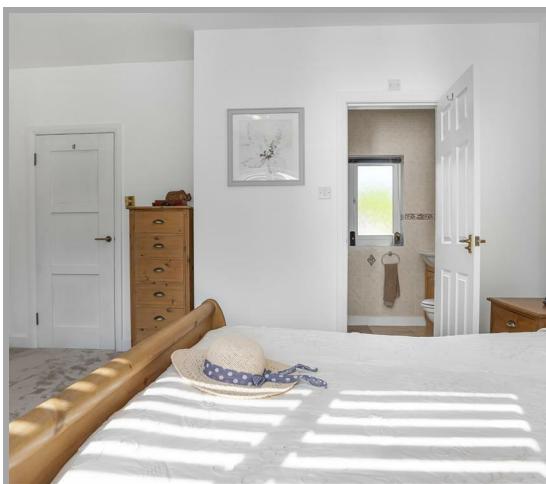
**FAMILY BATHROOM:** Pvc double glazed obscure window to rear, bath having matching wash hand basin, feature contemporary tiling to walls, enclosed separate shower cubicle, chrome ladder style radiator

**SEPARATE WC:** Pvc double glazed obscure window to rear, white low flushing wc, wash hand basin with base unit below, tiling to walls

**GARAGE ONE :** 15'06" x 8'00": Window to side, door to utility room opening to

**GARAGE TWO :** 16'00" x 8'03": (Please check the suitability of the garages for your own vehicle)

**OUTSIDE:** Patio area to a generous rear garden having lawn with shaped boarders and an abundance of shrubs and bushes, mature trees providing a rear screen, and further rear garden area leading to a potential workshop/home office, the property also benefits from having a side storage area for bins.



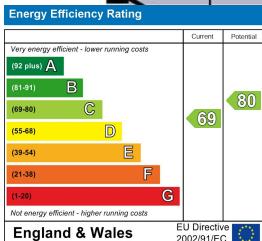
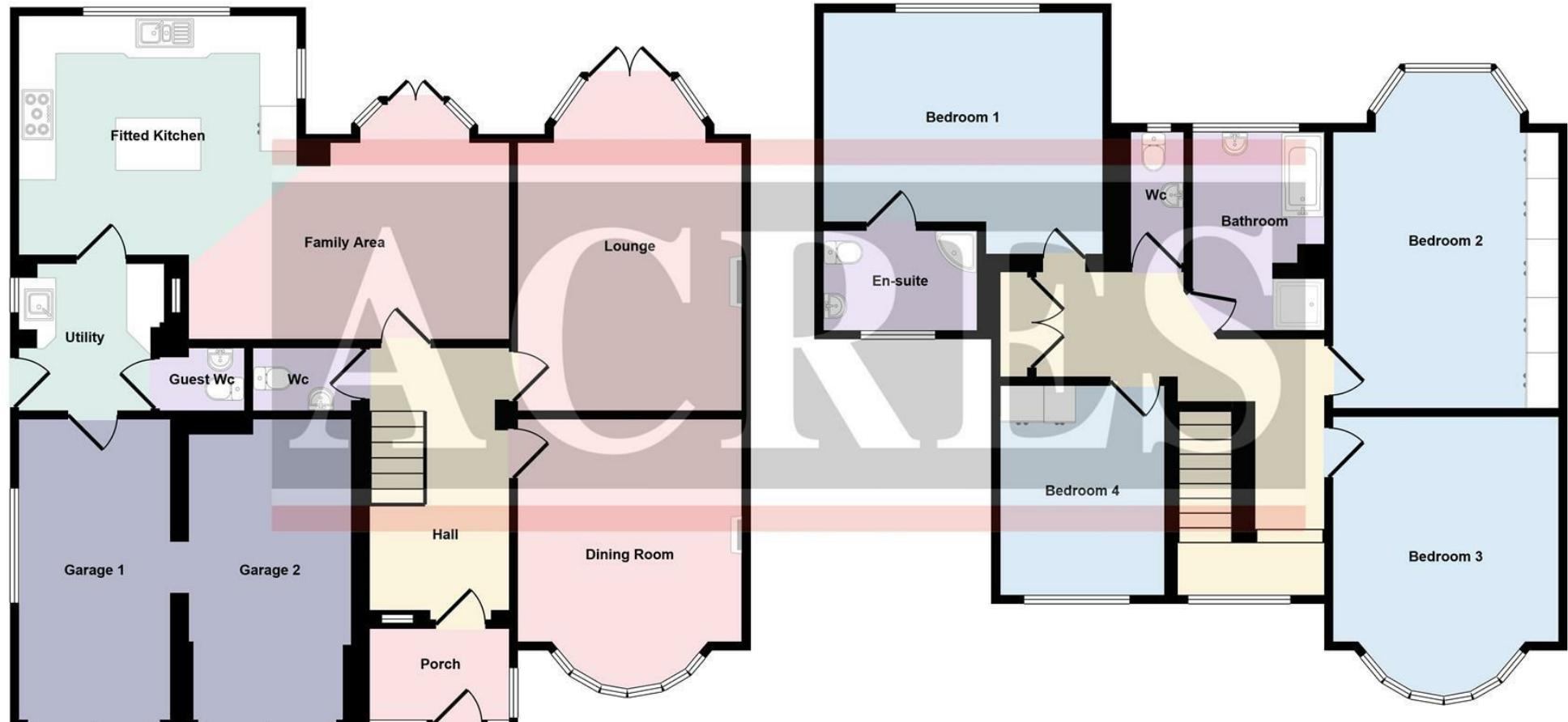
**28 Beeches Walk, Sutton Coldfield, West Midlands, B73 6HN**



Tel: 0121 321 2101 Email: [suttoncoldfield@acres.co.uk](mailto:suttoncoldfield@acres.co.uk)  
[www.acres.co.uk](http://www.acres.co.uk)



Approx Gross Internal Area  
210 sq m / 2257 sq ft



First Floor  
Approx 92 sq m / 991 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you.

We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation.