



- Spacious detached family home
- Highly sought after location
- Large lounge
- Separate dining room
- Fitted breakfast kitchen
- Useful separate utility room
- Four Bedrooms
- Family bathroom and Ensuite
- Located close to local amenities
- No Chain



GREEN LANES, WYLDE GREEN, B73 5LX - OFFERS OVER £625,000

Situated on the well regarded Green Lanes, this spacious detached family home enjoys a highly convenient location close to a range of local amenities, well regarded schools and excellent transport links and is being sold with no chain. The property is an ideal setting for families and commuters alike. The property itself offers generous and versatile accommodation throughout, including a substantial lounge with feature inglenook fireplace, separate dining room and a breakfast kitchen with utility. To the first floor there are four bedrooms, including a principal bedroom with ensuite, alongside a family bathroom. Externally the property benefits from a large driveway providing off road parking for multiple vehicles, a double garage and a well maintained rear garden.

Access via a block paved driveway providing off road parking for multiple vehicles, with a lawned fore garden bordered by mature shrubs and trees to the side. There is access to the front of the garage and to the side of the property, leading to:

PORCH: Composite front entrance door with two obscure glazed panels, PVC double glazed window to side and door leading to:

RECEPTION HALL: Obscure panelled door, radiator, stairs rising to the first floor landing and door to:

GUEST WC: Obscure PVC double glazed window to front, low flushing WC, hand wash basin and radiator.

LOUNGE: 22'00" x 13'00" PVC double glazed bow window to front, PVC double glazed patio doors opening to the rear garden, feature inglenook fireplace with gas coal effect fire set on a tiled hearth with brick surround, two obscure windows to the side and two radiators.

DINING ROOM: 13'11" x 11'07" PVC double glazed window to rear, two PVC double glazed windows to side and radiator.

BREAKFAST KITCHEN: 13'11" x 9'11" PVC double glazed window to front, stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, space for dishwasher, integrated eye level oven and grill, integrated microwave, four ring gas hob with extractor hood above, tiled splashbacks and tiled flooring.

UTILITY ROOM: 8'02" x 6'11" Single glazed window to rear, obscure single glazed window and door to front, space and plumbing for white goods, matching base and wall units and skylight.

FIRST FLOOR LANDING: PVC double glazed window to rear, loft access point and doors leading to:

BEDROOM ONE: 13'00" max x 10'09" (10'03" min) PVC double glazed window to front, fitted wardrobe, radiator and door to:

ENSUITE: Obscure PVC double glazed window to front, panelled bath, low flushing WC, hand wash basin, tiled surround and radiator.

BEDROOM TWO: 11'08" x 8'10" (to window recess) PVC double glazed window to rear, radiator and fitted hand wash basin.

BEDROOM THREE: 13'00" x 8'11" max (7'00" min to wardrobe) PVC double glazed window to rear, radiator and fitted wardrobe.

BEDROOM FOUR: 10'03" x 8'03" PVC double glazed window to front and radiator.

FAMILY BATHROOM: Obscure PVC double glazed window to front, panelled bath with shower over, low flushing WC, hand wash basin, tiled surround and radiator.

DOUBLE GARAGE: 16'05" x 15'05" Electric up and over garage door, single glazed window to side and part single glazed door to rear. (Please check the suitability of this garage for your own vehicle)

REAR GARDEN: Paved patio area leading to a lawned garden bordered by shrubs, bushes and mature trees to all sides, with a central planted display of bushes and plants. Side access leads to the garage and to the front of the property, with a further private garden area.



TENURE: We have been informed by the vendor that 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 **COUNCIL :**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.

