

121 WYLDE GREEN ROAD
SUTTON COLDFIELD
B72 1JB


ASTON KNOWLES
CHARTERED SURVEYORS AND ESTATE AGENTS



ACCOMMODATION

A truly stunning contemporary family home, with accommodation to comprise of:

Entry Hall
Drawing Room
Open Plan Kitchen, Dining, Lounge
Mezzanine
Principal Bedroom
Dressing Room
En suite
Bedroom 2 with En suite
Two Further Bedrooms

Approximate gross internal floor area 2494 square feet
(232 square metres)

EPC Rating: D



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

Situation

The property is located close to local amenities, restaurants, and cafes of Wylde Green. In nearby Mere Green there are M&S and Sainsbury's supermarkets together with an array of restaurants and coffee shops in the newly developed Mulberry Walk. In Sutton Coldfield town centre there is a comprehensive range of shops and restaurants within the Gracechurch Shopping Centre.

There are splendid walks through nearby New Hall valley Country Park, a nature conservation site. The former farmland covers 198 acres of greenbelt countryside and forms a corridor between Walmley and Sutton town centre. It is an important nature reserve consisting of historic wetland grazing meadows, Plants Brook stream and a number of listed buildings, including a working 17th century corn mill and the 14th century New Hall hotel.

The area benefits from excellent schooling, including Walmley Junior School, The Deanery Church of England Primary School, Maney Hill Primary School, Bishop Vesey's Grammar School, and Sutton Coldfield Grammar School for Girls.

Distances

Sutton Coldfield town centre 3 miles
Birmingham 6 miles
Lichfield 12.1 miles
Birmingham International/NEC 10 miles
M6 (J6) 5.7 miles
(Distances approximate)

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Description of Property

This family home is a stunningly modernised bungalow, where contemporary design meets exceptional comfort.

As you step into the entry hall, you're greeted by a stylish white tiled floor complemented by two skylights,

which fill the space with natural light. The heart of the home is the open-plan kitchen, seamlessly flowing into the dining and living areas. This well-appointed kitchen features a built-in oven and grill, a gas hob, an extractor hood, and ample space for an American fridge freezer. The breakfast bar provides a casual dining option, while the dining and living area is flooded with light, thanks to a large skylight and bi-fold doors that effortlessly open to the garden, creating a perfect indoor-outdoor living space.

For more formal occasions, the drawing room offers a welcoming atmosphere with its bay window and cosy log burner, providing warmth and charm. A staircase leads up to a versatile mezzanine area, ideal for gaming, a home office, or additional relaxation space.

Retreat to the principal bedroom, a tranquil haven with a hotel-like ambiance, featuring a fitted dressing room and a well-equipped en suite bathroom. Bedroom two serves as a beautifully appointed guest room, complete with its own en suite shower.

Bedrooms three and four are generous in size and provide ample space for family or guests, each designed with comfort in mind.

Gardens & Grounds

The garden features a tiled patio, perfect for outdoor furniture and summer barbecues, creating an inviting space for entertaining. With low-maintenance AstroTurf, this garden offers a lush green look without the upkeep. Enclosed by fencing and complemented by mature trees on one side, it ensures a private retreat. Additional outside lighting enhances the ambiance for evening gatherings, and a handy storage unit provides a convenient space for gardening tools, making this garden both functional and enjoyable.

The front of the property is mainly drive offering ample parking and area laid to lawn.

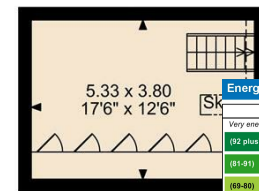
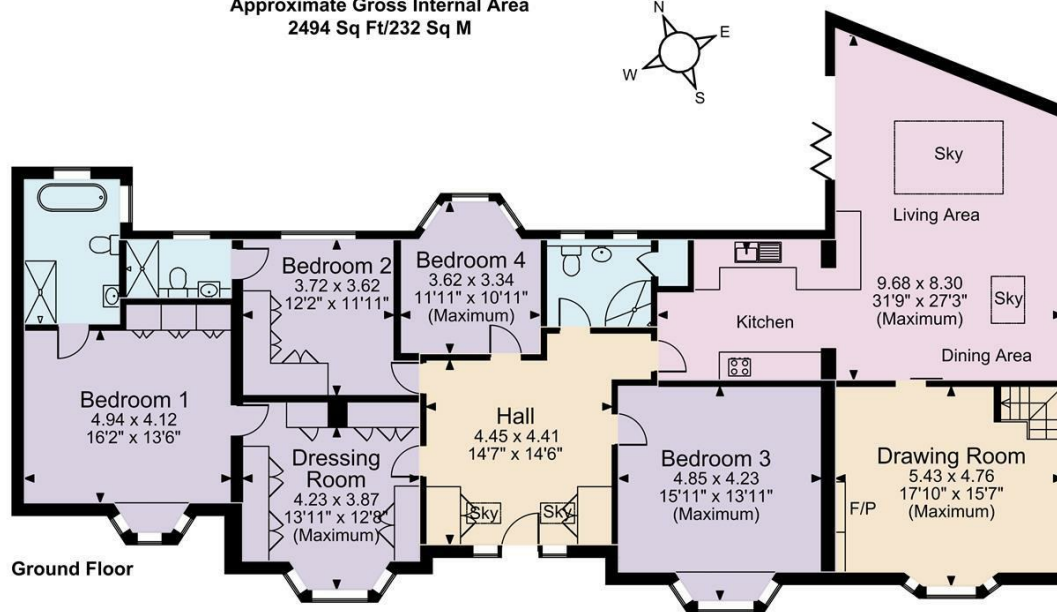
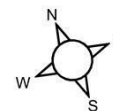
Services

Mains, water, gas and electricity are connected.





Wylde Green Road, Sutton Coldfield
 Approximate Gross Internal Area
 2494 Sq Ft/232 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		68	77
EU Directive 2002/91/EC			

Directions

From the agents High Street office, head to Upper Holland Road via Coleshill Street. Continue straight from Upper Holland Road onto Ebrook Road. Turn left onto Coles Lane then continue onto E View Road. Turn right onto Wylde Green Road.

Terms

Tenure: Freehold
 Local Authority: Birmingham City Council 0121 303 1111
 Tax Band: F

Viewings

All viewings are strictly by prior appointment with agents Aston Knowles 0121 362 7878.

Disclaimer

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 interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale.

Photographs taken: October 2024
 Particulars prepared: October 2024

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