



Connells

Wylde Green Road
Sutton Coldfield



Property Description

A vastly extended and immaculately presented three bedroom detached bungalow. Located within an excellent school catchment for both primary and senior schools and close to local amenities and shops. The property offers excellent transport links and is in excellent order ready to move into. The bungalow is located on a wide plot and the accommodation comprises a reception hallway, a good sized family lounge overlooking the rear garden, a separate office, separate utility room with guest WC. There is an impressive high specification extended family/dining kitchen with bi-fold doors onto the rear garden and ceiling window lantern. There is a main bedroom with a refitted en-suite shower room, two further bedrooms, second bedroom benefits from having a walk-in closet and the third bedroom with an excellent sized room overlooking the rear garden. The bungalow has the benefit of a tandem length garage providing parking and storage space and has double doors at the end of the garage opening out onto the rear garden. There is a good sized block paved driveway, to the rear of the garden is a wide plotted rear garden that is mature and landscaped with all year planting. Viewing is absolutely essential to fully appreciate the size of this bungalow and the size of the plot it sits on. There is also scope for a garage & loft conversion. The bungalow is ideal for both down sizers, buyers looking for bungalow living but also serves as a good sized family home and open to a much wider market.

Entrance Hall

Having composite door giving access into the entrance hall, double glazed window, radiator to wall, parquet flooring, coving, glazed oak door gives access into the lounge and the office, there is a feature archway and hallway giving access into the three bedrooms and the bathroom and a built-in storage cupboard.

Family Lounge

19' 8" x 18' 1" (5.99m x 5.51m)

Having double glazed walk-in window with spotlights to ceiling to the rear overlooking the rear garden, two double glazed windows to either side, two radiators to wall, TV aerial point, two wall light fittings, two ceiling light fittings, feature wood fireplace with electric fire facility, coving and spotlights to ceiling and oak glazed double doors accessing to the open plan family dining/kitchen.

Family Dining/Kitchen

26' 10" x 15' 2" (8.18m x 4.62m)

Comprising an impressive high specification fitted kitchen, having fitted base units with work surfaces over and fitted matching upstand, fitted matching wall units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, cupboards under, integrated double oven and grill and built-in induction hob with glass splash back with cooker hood and extractor fan, integrated dishwasher, built-in microwave, integrated fridge and freezer, two radiators to wall, TV aerial point, Karndean flooring, impressive ceiling window lantern, space for a family dining table. Having bi-fold doors giving

access to the rear garden, glazed oak doors give access into the lounge and door gives access into the utility room.

Utility Room

11' 11" maximum x 6' 11" plus the recess (3.63m maximum x 2.11m plus the recess)

Having fitted base units, space and plumbing for a washing machine, work surface, wall mounted central heating boiler, Karndean flooring, internal door gives access into the guest WC, door gives access into the garage and door gives access into the office.

Guest WC

Having low level flush WC, wall mounted wash hand basin, extractor fan and Karndean flooring.

Office

11' 8" x 11' 1" (3.56m x 3.38m)

Having double glazed window to the front, spotlights to ceiling, two built-in storage cupboards, radiator to wall, coving to ceiling and door gives access into the utility room.

Bedroom 1

12' 3" x 10' 4" (3.73m x 3.15m)

Having double glazed window to the rear overlooking the mature and landscaped rear garden, radiator to wall, built-in wardrobes with sliding mirrored front, coving to ceiling and door gives access into the en-suite shower room.

En-Suite Shower Room

Being a refitted en-suite shower room, having shower cubicle with rainfall and hand-held shower facility, low level flush WC, wall mounted wash hand basin with two built-in cupboards under, frosted double glazed window to the rear, part tiling to walls, wall mounted heated towel rail radiator and Karndean flooring.

Bedroom 2

10' 4" x 10' 8" (3.15m x 3.25m)

Having double glazed window to the front, radiator to wall, coving to ceiling and door gives access to a walk-in closet.

Walk-In Closet

Having radiator to wall and is an excellent sized room for storage.

Bedroom 3

12' 4" x 7' 4" (3.76m x 2.24m)

Having double glazed window to the rear, radiator to wall and decorative coving to ceiling.

Family Bathroom

Comprising a panelled bath, shower over bath with rainfall and hand-held facility, frosted double glazed window to the front, wall mounted heated towel rail radiator, extractor fan, spotlights to ceiling, wash hand basin with two drawer units under and part tiling to walls.

Outside

Front

Having block paved driveway providing ample off-road parking and access to the tandem garage.

Tandem Garage

25' 5" x 13' 2" (7.75m x 4.01m)

Having automatic up and over door, power and lighting, pedestrian door to the utility room, there are also double doors at the end of the garage that give access into the rear garden.

Rear Garden

Being an excellent sized mature and landscaped rear garden with good sized patio area, planted and herbaceous borders, having garden laid to lawn with various plants trees and shrubs. Being a deceptively wide plot with ample garden area.









Total floor area 166.3 m² (1,790 sq.ft.) approx

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Band: E

Tenure: Freehold

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