



Mayfield Road, Wylde Green
Sutton Coldfield, B73 5QL

£675,000

- **SUPERBLY APPOINTED CHARACTERFUL PERIOD PROPERTY SET OVER THREE FLOORS**
 - **RECENTLY RENOVATED THROUGHOUT WITH MANY ORIGINAL FEATURES**
 - **HIGHLY REGARDED AND CONVENIENT LOCATION**
 - **FIVE WELL PROPORTIONED BEDROOMS OVER TWO FLOORS**
 - **THREE ENSUITE SHOWER ROOMS AND FAMILY BATHROOM**
 - **SEPARATE LOUNGE AND DINING ROOM**
 - **EXCELLENT CONTEMPORARY FAMILY DINING KITCHEN**
 - **UTILITY ROOM AND SEPARATE GUEST CLOAKROOM**
 - **WITHIN CLOSE PROXIMITY OF SOUGHT AFTER SCHOOLS AND TRANSPORT LINKS**

This superbly appointed characterful five bed semi-detached property has recently been the subject of a thorough makeover throughout. Retaining many original fixtures the house is located within close proximity of many sought after amenities including desirable schools, local shops and a superior transport network both road and rail. The accommodation on offer briefly comprises a most welcoming hall with feature fire place and guest cloakroom. Doors lead off to separate reception rooms and a contemporary family dining kitchen with access to a utility room. To the first floor there are four bedrooms, two with en-suite shower rooms, and a family bathroom. To the second floor there is a further double bedroom with another en-suite shower room. Outside a driveway provides off road parking and access to the garage/store whilst to the rear sits a generous and mature garden and patio with gated access to Wilkinson Drive. An early viewing is essential in order to avoid disappointment.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is E payable to Birmingham City Council.

Services Connected: Gas, Electricity, Water and Drainage.

Viewings: Strictly via appointment through our Sutton Coldfield Residential Sales Department on 0121 321 3003

or via Suttoncoldfield@paulcarrestateagents.co.uk



Porch

Hall

Lounge 4.73m (15'6") max x 4.39m (14'5")

Sitting Room 4.43m (14'6") x 3.48m (11'5")

Family Dining Kitchen 6.33m (20'9") max x 5.00m (16'5")

Utility Room 2.96m (9'8") x 2.04m (6'8")

WC

Boiler Room

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Bedroom 1 4.86m (15'11") max x 3.42m (11'2") plus
0.16m (0'6") x 0.16m (0'6")

En-suite Shower Room

Bedroom 2 3.47m (11'5") x 3.26m (10'8")

En-suite Shower Room

Bedroom 4 3.47m (11'5") x 2.87m (9'5")

Bedroom 5 3.36m (11') x 2.40m (7'11") max plus
0.16m (0'6") x 0.16m (0'6")

Bathroom

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Bedroom 3 3.22m (10'7") x 0.42m (1'5")

En-suite Shower Room





Floor Plan

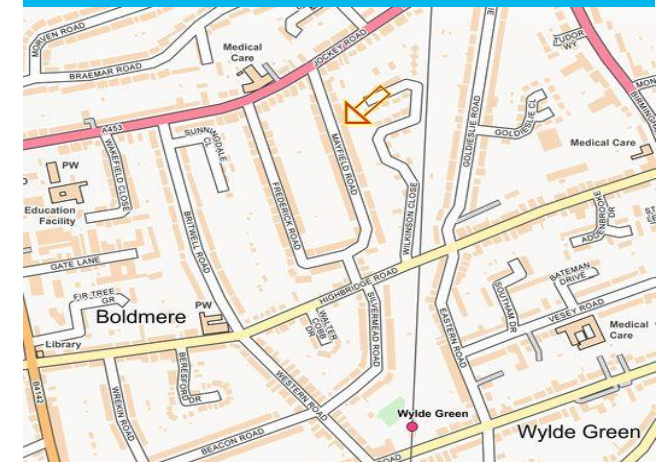
This floor plan is not drawn to scale and is for illustration purposes only



Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

Map Location







Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: