



5 Greenhill Road, Wylde Green
Sutton Coldfield, B72 1DS



MARK BENTLEY
ESTATE AGENT



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An impressive traditional 5 bedroom freehold detached family home set on a sought after road within easy reach of excellent local amenities and a short commute to Birmingham City Centre.

5 Greenhill Road has been the happy family home for the current owner for 40 years.

This impressive property is set in good sized grounds amongst similar calibre homes on this well established and sought after road.

Set back from the road behind large block paved in and out drive and low level boundary walling, **5 Greenhill Road** has a entrance porch, large reception hall, good sized guest cloakroom, large through lounge leading to a rear conservatory, good sized separate dining room, good sized breakfast kitchen and enclosed side hallway leading to a utility room and two car tandem garage.

On the first floor is a long landing, five bedrooms (4 double and one large single), a family bathroom and a separate WC. To the rear is a large mature garden.

There are a good range local shops at Wylde Green and comprehensive shops and amenities at Sutton Coldfield Town Centre. Birmingham City Centre is just over 5 miles away and there are regular train services from Wylde Green or Chester Road train station which are both less than a mile away. Pre-school nursery's are nearby, Wylde Green Primary School is within half a mile and secondary schools include Sutton Girls Grammer, Bishop Vesey Grammar , Bishop Walsh, Plantsbrook, John Willmott and Fairfax.





The gas centrally heated and double glazed accommodation comprises:

Ground Floor

Entrance Porch

Welcoming Reception Hall

Understairs storage cupboard, radiator, doors to cloakroom, Lounge, Dining room and Kitchen and stairs to first floor.

Guest Cloakroom

Pedestal wash basin, radiator, wall mounted Worcester gas fired central heating boiler, window facing front and door to : Separate WC with window facing front.

Impressive through Lounge 6.36m into bay x 3.95m

Feature briquette fireplace with timber mantel, beamed ceiling, 3 radiators, bay window facing front and window facing rear and French door to:

Conservatory 3.95m x 2.85m

2 Radiators, tiled floor and double doors to the patio.

Large Dining Room 4.87m x 3.64m

Feature stone and briquette fireplace, serving hatch from kitchen, feature beam, radiator and bay window facing rear.

Good Sized Breakfast Kitchen 4.17m x 3.66m

Fitted base cupboards and drawers with fitted work surfaces over, stainless steel sink unit, space & plumbing for dishwasher, matching wall cupboards, range of built-in cupboard and drawers, space for gas cooker, sample space for breakfast table and chairs, radiator, window overlooking the garden, door to side hallway/passageway and door to:

Larder/Pantry

Cold shelf, further shelving and window facing front.

Side Hallway/passageway

Doors to front, garage, rear garden and Utility Room.

Utility Room 3.51m x 2.14m

Stainless steel sink unit, fitted cupboards & work surfaces, plumbing for washing machine, space for tumble dryer, shelving, window overlooking & door to the garden.





Two Car Tandem Garage 9.21m x 2.50m

Double entrance doors, window facing side and door to side passage.

First Floor

Landing

Approached by a wide return staircase with barley twist balustrade and having 2 radiators, window facing front, doors to the 5 bedrooms, bathroom and cloakroom and a large hatch/door to loft with loft ladder.

Bedroom 1 4.87m x 3.95m

Tiled fireplace, 2 radiators and window facing front and rear.

Bedroom 2 4.85m x 3.64m

Built-in double wardrobe, fireplace, radiator and window overlooking the rear garden.

Bedroom 3 4.18m x 3.65m

Pedestal wash basin, radiator and window overlooking the rear garden.

Bedroom 4 3.26m x 3.59m

Corner fireplace, pedestal wash basin, window facing side and window overlooking the rear garden.

Bedroom 5 3.05m x 2.59m

Radiator and window facing front.

Bathroom

Panelled bath, wash basin with cupboard under, shower cubicle, 2 heated towel rails, three quarter height wall tiling, window facing front and Airing Cupboard with hot water cylinder.

Separate WC

WC, wash basin with double cupboard under and window facing front.

Outside

Large Mature Rear Garden

Large paved patio, shrubs, rockery, lawn with side pathway and border beds, rear garden area (ideal as a vegetable garden), garden shed and boundary fencing.

General Information

Tenure: Freehold

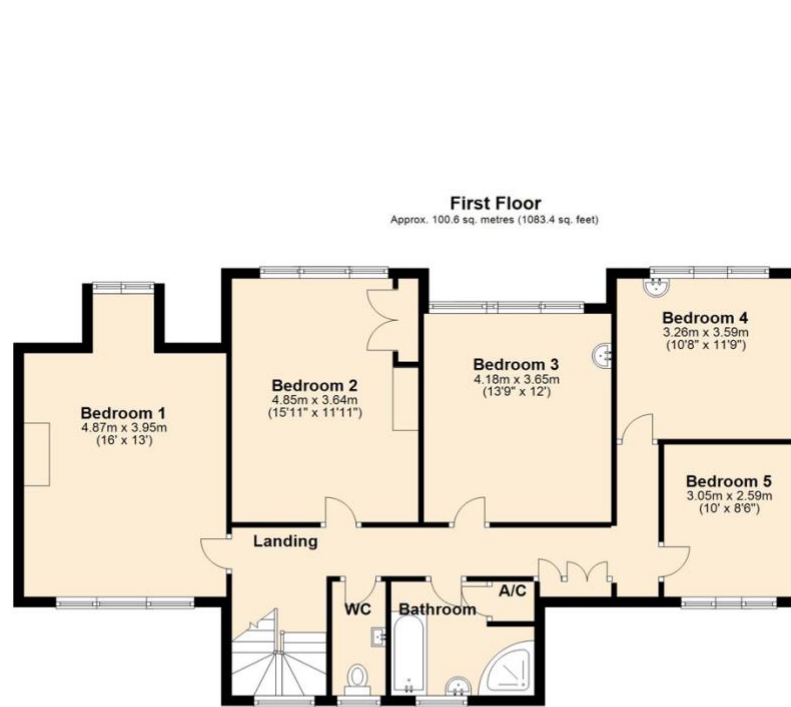
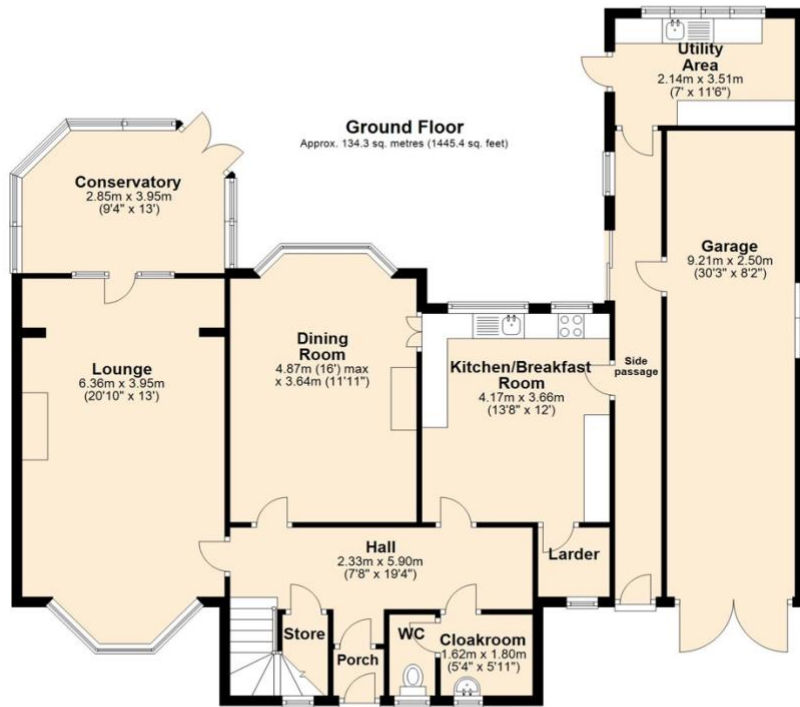
Council Tax Band: G

Services: All mains services are connected.

Broadband: Fibre Broad including Super Fast Broadband is available in the area from several suppliers.







Total area: approx. 234.9 sq. metres (2528.8 sq. feet)

Viewing Arrangements

To view this spacious family home call
0121 353 6212 or 07768 035065
or email: mark.bentley@exp.uk.com

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



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