

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- STUNNING SEMI DETACHED FAMILY HOME
- FOUR BEDROOMS
- TWO LARGE RECEPTION ROOMS
- IMMACULATELY PRESENTED KITCHEN
- DOWNSTAIRS WC
- UTILITY AREA
- BEDROOMS WITH BUILT IN WARDROBES
- SOUGHT AFTER LOCATION
- BEAUTIFULLY PRESENTED GARDEN
- GARAGE



**WYLDE GREEN ROAD, WYLDE GREEN, B72 1HH - OFFERS AROUND £540,000**

This delightful spacious much improved and well-presented freehold semi detached family home is set in a prime central sought-after location being just a stroll from the heart of Wylde Green where you will find an abundance of shops, restaurants, cafes and further facilities. Excellent public transport facilities are provided locally including access to the cross-city rail line furthermore this property is close to well regarded schooling. Thoughtfully designed the property is complimented by gas central heating and pvc double glazing (both where specified). Briefly comprising enclosed porch, welcoming reception hall, spacious lounge, spacious dining room, immaculately presented kitchen with breakfast island built in appliances, opening to a covered walkway which leads to downstairs w/c, utility area with sink and space for American fridge freezer, access to the garage, you will find a store used for gardening facilities. To the first floor there are attractive four bedrooms two with built in wardrobes, additionally the property has a well-appointed family bathroom with shower, and to the rear a lawned garden with a paved area and stairs leading to the grass all of which to fully appreciate we highly recommend an internal inspection. Council tax band – E

Access to the property is gained via a pvc double doors into

ENCLOSED PORCH 6'07" X 2'10"

GENEROUS HALLWAY: Light ceiling point, radiator, laminate flooring throughout, stairs to first floor landing

DINING ROOM 17'11" into bay x 12'02": Light ceiling point, bay window to front, two radiators within the bay, built in shelving

LOUNGE 17'04" into bay x 12'02": Light ceiling point, bay window to rear, radiator, marble floor feature fireplace, door to rear garden

KITCHEN 16'05" x 11'05": Karndean floor throughout, wall and base units, cooker sink, breakfast island, granite worktops with tiled splashback, built in double oven, built in double freezer, built in dishwasher, boiler located in cupboard, combi microwave and oven, Neff induction built in hob, spotlights throughout, windows to rear garden, opening to

CUPBOARD WALKWAY: Spotlight's throughout, radiator door leading to

DOWNSTAIRS WC: Karndean floor throughout, wall hung toilet with push button flush, extractor fan, light ceiling point, tiling behind toilet and wall hung sink with unit beneath, tiled splashback area, radiator

UTILITY AREA 9'04" x 7'10": Base and wall units, granite worktop and sink, space for washing machine and dryer, space for American fridge freezer, spotlights throughout

STORE AREA 9'05" X 6'01"

GARAGE 15'11" X 9'03": Pull out doors, light ceiling point, updated fuse box, gas meter (please check suitability for your own vehicle )

FIRST FLOOR LANDING: Two light ceiling points, character window, radiator

BEDROOM ONE 17'11" into bay x 9'11": Good size room light ceiling point, bay window to front, radiator, built in wardrobes

BEDROOM TWO 17'05" into bay 10'02": Generous size room, light ceiling point, bay window to rear, radiator, built in wardrobe

BEDROOM THREE 14'06" into bay x 8'09": Good sized bedroom, bay window to front, light ceiling point, radiator, laminate flooring

BEDROOM FOUR 9'08" x 9'07": Laminate flooring, radiator, light ceiling point, window to rear, storage cupboard

BATHROOM 13'00" x 6'02": Laminate flooring, window to rear and side, bath with tiling to floor, walk in shower, toilet with back basin, wall hung sink, wall hung radiator, storage cupboard, spotlights throughout,

LOFT: Insulated, access via bathroom

GARDEN: Paved area with stairs leading to grass area, beautiful large garden area, area for flowers and shrubs





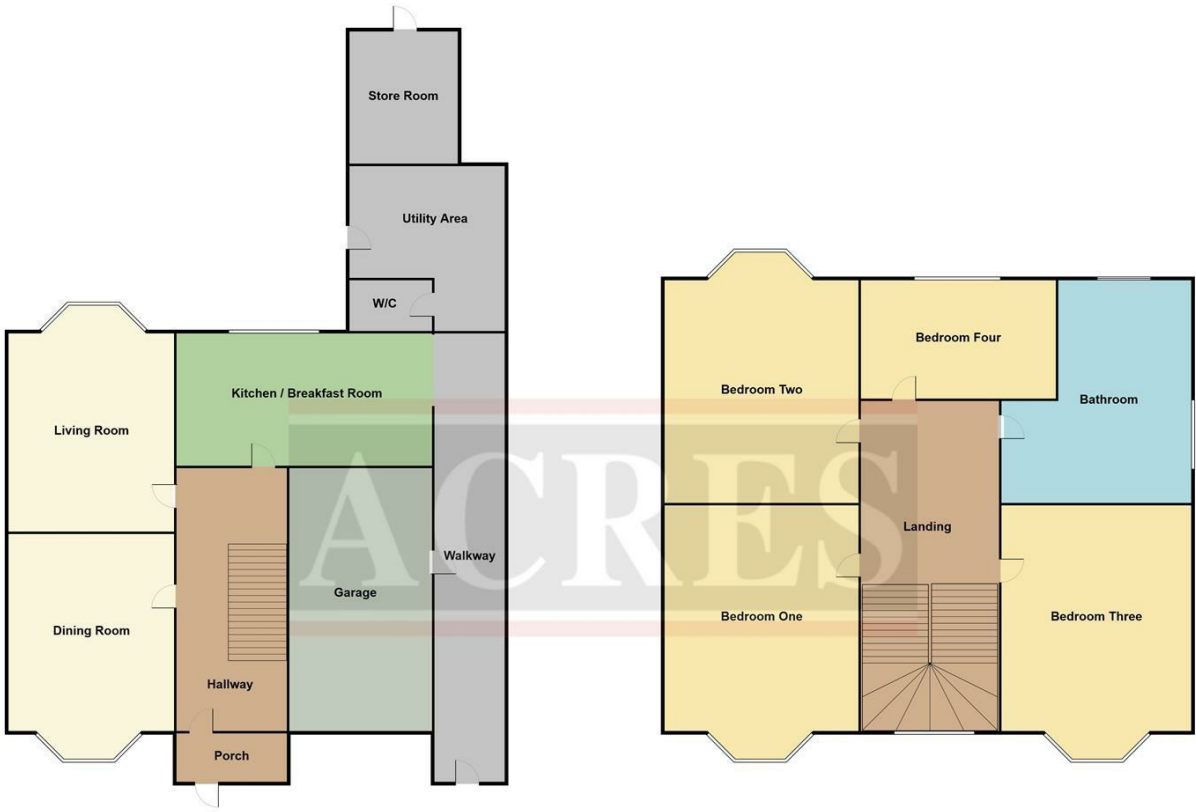


TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : E

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
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.

