

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * The Lodge situated on the edge of Rookery park
- * Entrance hall
- * Lounge and dining room
- * Kitchen and utility
- * Two double bedrooms
- * Fore garden
- * Gated side area for parking
- * Large rear garden



The Lodge, Kingsbury Road, Erdington, B24 9SE ~ Offers around £200,000

This is a unique opportunity to purchase an extremely characterful and beautifully positioned property that gives you the ability to enhance to your own taste. The interiors are incredibly generous and include, entrance hall, lounge, dining room, kitchen and utility. To the first floor are two very large double bedrooms and a spacious bathroom. Outside is a fore garden, gates to the side offering parking space and a superb rear garden with mature trees and shrubs. We are expecting a huge amount of interest so an early viewing is essential. Energy Rating TBC

Access is via an enclosed porch with double glazed windows to side and front, glazed and timber door to:

HALLWAY:

Staircase to first floor, door to under stairs storage cupboard and further door into the dining room

LOUNGE: 13'6" max into bay 11'0" min x 12'1"

Double glazed bay window, radiator

DINING ROOM: 13'7" max into bay 12'6" min x 12'0"

Double glazed bay window and further double glazed window, brick fire surround, coving to ceiling, radiator

KITCHEN: 12'1" max 10'6" min x 10'7"

Having drawer, base and eye level units, stainless steel sink and drainer, radiator, wall mounted gas central heating boiler, three double glazed windows to side, door to:

UTILITY: 10'3" x 5'9"

Door to side, radiator and door to:

GUEST CLOAKROOM

Low level WC, double glazed opaque window, tiled floor

FIRST FLOOR LANDING:

Double glazed arch window, double glazed window to side half door to storage cupboard

BEDROOM ONE: 11'1" x 12'2"

Three double glazed windows, radiator and door into built in wardrobes

BEDROOM TWO: 12'1" x 11'1"

Three double glazed windows, radiator

BATHROOM: 10'8" x 10'7"

A large bathroom with white panelled bath and shower above, pedestal wash hand basin, low level W.C, arched window and further double glazed opaque window, door into airing

cupboard, access to loft space, radiator, tiling to part walls

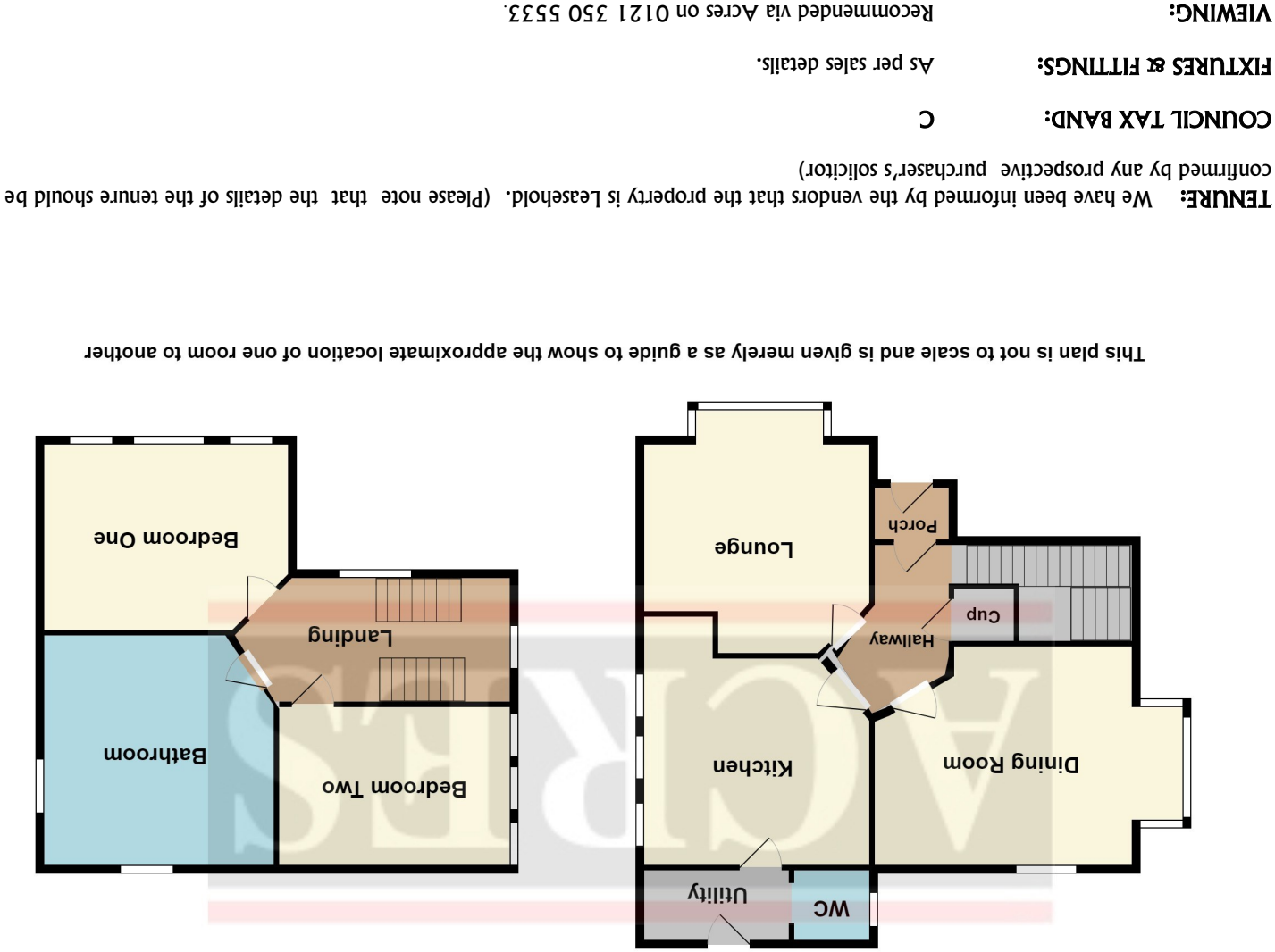
REAR GARDEN:

A large mature rear garden and gates to side offering parking space





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		



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.