

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* This is a wonderful family sized property
- \* Ideally located on a well established residential road
- \* Enclosed porch and welcoming hallway
- \* Open plan lounge and dining room
- \* Modern styled high gloss kitchen
- \* Three excellent bedrooms
- \* Large family bathroom with bath and shower
- \* Fore garden with parking space and access to storage
- \* Large rear garden



***Milverton Road, Erdington, B23 6EZ ~ Offers around £240,000***

This is a lovely traditional styled property that is positioned on this popular residential road. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, entrance hall, generous open plan lounge/dining room and modern styled kitchen with a range of high gloss units plus a separate utility and storage space. To the first floor are three excellent bedrooms and a large family bathroom with white suite bath and shower. Outside is a brick blocked fore garden offering multiple parking space and to the rear is a fabulous large, mature garden with patio and steps down to a long lawn and ornamental pond. Viewing is essential to appreciate. EPC D

Access is via a brick blocked fore garden with planted bed and offering parking and access to garage front and:

**ENCLOSED PORCH:** Double glazed door and double glazed windows to either side and above, timber stained glass reception door with matching windows to either side

**HALLWAY:** Newel and balustrade staircase to first floor, radiator, timber effect floor that continues through to kitchen and door into:

**OPEN PLAN LOUNGE/DINING ROOM: 29'7" max into bay x 12'0" max 11'4" min to chimney breast**

**Lounge Area:** Double glazed bay window to front, radiator, timber effect floor that continues through to:

**Dining Area:** Double glazed bay window to rear including double opening doors to garden, radiator

**KITCHEN: 8'10" x 7'10"** Having a range of high gloss units to include drawer, base and eye level cupboards, cupboard housing wall mounted gas central heating boiler, four ring induction hob with extractor hood over and electric oven under, space for white goods, integrated dish washer, crock sink and drainer under the double glazed rear window, spotlights to ceiling, timber effect work surfaces and splashback, double glazed door out to side storage and:

**UTILITY AREA:** Space and plumbing for washing machine, sink and drainer with base unit and door to garden

**STORE: 12'4" x 6'6"** Double opening doors and front

**FIRST FLOOR LANDING:** Feature double glazed arched stained glass window and doors into:

**BEDROOM ONE: 15'1" max to bay 12'2" min x 12'0" max 10'11" min to chimney breast** Double glazed bay window to rear overlooking the garden, radiator

**BEDROOM TWO: 15'0" max into bay 11'2" min 12'0" max 11'0" min to chimney breast** A second excellent double bedroom with double glazed bay window to front, radiator

**BEDROOM THREE: 10'0" max into bay 8'5" min x 6'4"** Double glazed bay window to front, radiator

**FAMILY BATHROOM 9'0" x 8'0"** Having a white suite comprising panelled bath, wash hand basin set into vanity unit, close coupled W.C, self contained shower cubicle with fitted electric shower, stylish tiling to part walls, double glazed opaque window to rear and side, chrome ladder style radiator / towel rail, access to loft space

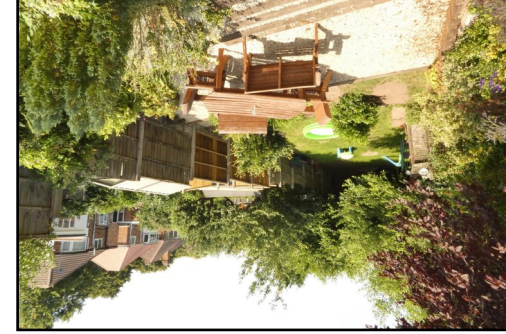
**REAR GARDEN** A beautifully presented family sized garden with stone chipped steps leading to lawned area with ornamental cascading pond and mature planted trees and shrubs



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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



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

Potential	Current
85   B	63   D

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

**COUNCIL TAX BAND:** C

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 350 5533.

This plan is not to scale and is given merely as a guide to show the location of one room to another

