

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * Lounge
- * Open plan Dining Kitchen
- * Utility / Guest Cloakroom
- * Shower Room
- * Four good size bedrooms
- * Family Bathroom
- * Garage



303 Birmingham Road, Wylde Green, B72 1ED ~ Offers over £485,000

Sitting on this popular slip road close to all of Wylde Green amenities. This detached family home benefits from double glazing and gas central heating (both where specified). The accommodation offers, entrance hall, lounge, open plan fitted kitchen with dining area and doors out to the rear garden, side utility, guest WC, shower room and garage, to the first floor are four generous bedrooms and family bathroom. No chain. EPC rating D.

Access is via A large fore garden with off road parking space

ENCLOSED PORCH Double opening double glazed doors with matching double glazed panels to side, tiled floor, reception door with opaque glazed panels to side, into:

HALLWAY Newel and Balustrade staircase to first floor, radiator, timber effect floor and doors into:

LOUNGE 14'7" max to bay 11'11" min x 11'9" min Double glazed bay window to front, radiator, timber effect floor

DINING KITCHEN 20'4" max 14'9" min x 13'6" max 10'6" min

DINING AREA Ample space for table and chairs, radiator, double glazed double opening doors to rear, spotlights to ceiling

KITCHEN AREA Having a range of units to include drawer, base and eye level cupboards, four ring gas hob with extractor fan above and electric oven under, one and half bowl sink and drainer, worksurface, up stands and splashbacks, large breakfast bar, space for fridge freezer, door into cloaks cupboard, doors into:

SIDE UTILITY Space and plumbing for washing machine, radiator, tiled floor, door into:

GUEST WC Close coupled WC, radiator, double glazed opaque window, tiled floor and door into:

SHOWER ROOM Self contained shower cubicle, door to:

GARAGE 15'5" x 8'1" (please check the suitability of this garage for your own vehicle) Up and over door to front, wall mounted gas central heating boiler

FIRST FLOOR LANDING doors into:

BEDROOM ONE 14'11" max into bay 11'11" min x 9'8" min to wardrobe front Double glazed bay window to front, radiator, built in wardrobe system to one wall

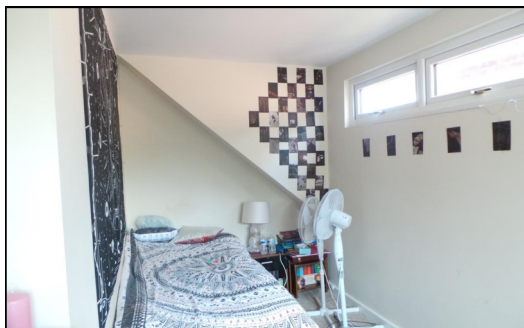
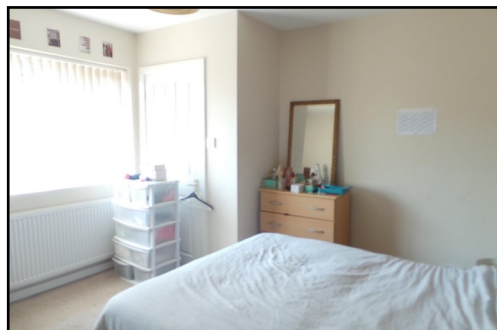
BEDROOM TWO 11'10" x 11'11" max 9'7" min to cupboard front Double glazed window to rear, radiator, cupboard housing water tank, access to loft space

BEDROOM THREE 9'1" x 6'10" plus door well Double glazed window to front, radiator, built in over stair cupboard

BEDROOM FOUR 14'11" max 13'8" min x 6'4" min 7'9" max Double glazed window to rear, radiator

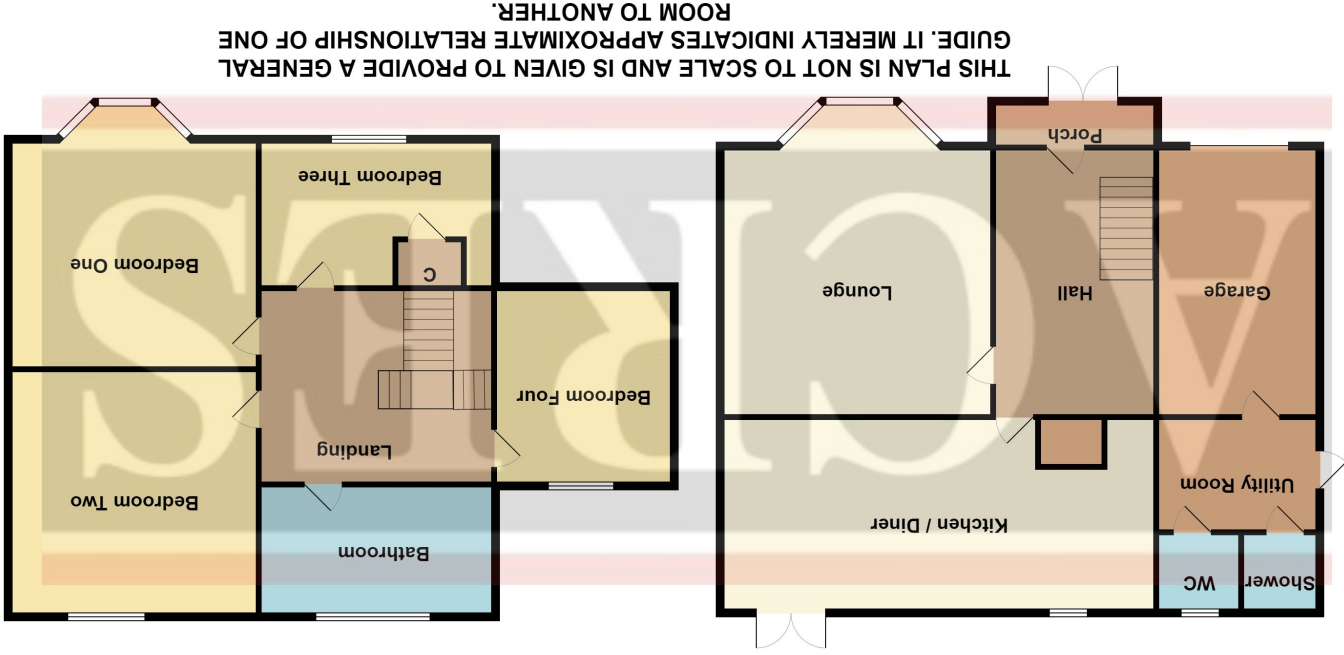
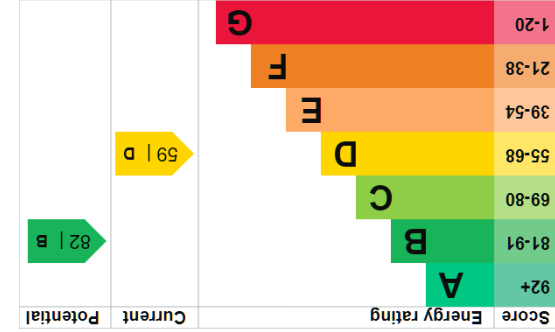
BATHROOM Having a suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, self contained shower cubicle, chrome ladder style radiator/ towel rail, double glazed opaque window to rear, tiled floor

REAR GARDEN A low maintenance garden with timber decked patio, with further paved garden, heavy retaining wall and planted borders, fencing to boundaries, gated side access



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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 however be available by separate negotiation.



COUNCIL TAX BAND:

E

FIXTURES & FITTINGS:

As per sales details.

VIEWING:

Recommended via Acres on 0121 350 5533.

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)