

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A beautifully re-furbished and extended family home
- * Welcoming entrance hall
- * Sitting room and separate lounge
- * Beautifully re-fitted breakfast kitchen
- * Wonderful rear family room with fitted bar and bi-folding doors
- * Four excellent bedrooms to the first floor
- * Luxury refitted family bathroom
- * Further double bedroom to the loft
- * Deep fore garden with parking and access to garage
- * Very large and well maintained rear garden



170 Orphanage Road, Erdington, B24 0AA ~ Offers around £625,000

It is an absolute delight to offer this wonderful extended and beautifully updated family home situated on an extremely popular residential road. The interiors benefit from double glazing and gas central heating (both where specified). The property offers large welcoming entrance hall, sitting room, generous lounge, large re-fitted breakfast kitchen with central island and incredible family room with fitted bar and bi folding doors plus a guests cloakroom. To the first floor is a large landing space four excellent double bedrooms and luxury re-fitted bathroom with bath and shower cubicle, plus staircase up to a further large double bedroom with superb rear views of the garden. Outside is a deep fore garden offering multiple parking space and access to garage front. To the rear is the perfect compliment to this large family home with two patio areas and very long lawn. Viewing is absolutely essential to appreciate what an absolute gem this property is.

Energy Rating E

Access is via a large fore garden offering multiple parking and access to garage front

Feature reception door with vertical glazed panels to either side into:

HALLWAY A large welcoming entrance with staircase to first floor, stylish herringbone flooring leading through to kitchen and further doors into lounge and:

SITTING ROOM 15'1" into bay 12'11" min x 11'10" Double glazed bay window to front, stylish marble fire surround with living flame effect fire, radiator

LOUNGE 17'10" x 11'10" A very generous living room with radiator and entertaining doors through to:

FAMILY ROOM 28'3" max 22'8" min x 18'4" An incredibly impressive room with two double glazed windows to rear and bi-folding doors to garden, spot lights and two double glazed roof lights, two radiators and bar/entertaining area with built in drinks fridge, storage, quartz display tops, access to kitchen and door into:

GUEST CLOAKROOM Contemporary white close coupled W.C, floating wash hand basin, chrome ladder style radiator/towel rail, grey toned tiling to part walls and floor, fitted storage, double glazed opaque window, spotlights to ceiling

KITCHEN 16'5" x 14'6" Refitted kitchen with a comprehensive range of sage green units to include drawer, base and eye level cupboards, space for range style cooker, one and half bowl sink, integrated dishwasher, fridge freezer, wine cooler, sink with incinerator, quartz work surfaces, fitted island with drawer/storage and breakfast bar space, double glazed door to side, spotlights to ceiling, two contemporary vertical radiators

LANDING A very large landing space with double glazed window to front, radiator, staircase to loft room

BEDROOM ONE 18'00" x 9'11" min to wardrobe fronts 11'10" max to wardrobe fronts Double glazed window to rear, radiator, comprehensive range of modern grey toned wardrobes with soft close doors

BEDROOM TWO 13'00" x 12'00" Double glazed window to front, radiator, built in high gloss bedroom furniture

BEDROOM THREE 14'6" x 9'00" A third double bedroom with double glazed window to rear, radiator

BEDROOM FOUR 10'5" x 8'00" A fourth double room with double glazed window to front, radiator

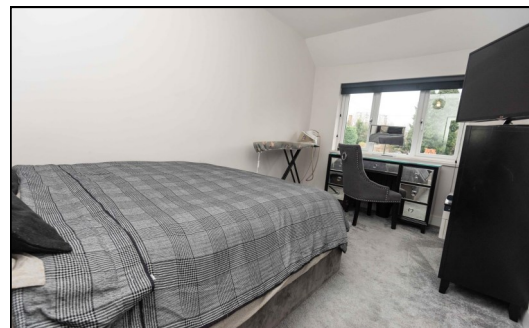
LUXURY BATHROOM 13'1" x 6'7" A wonderful refitted bathroom with stand alone double ended bath with central tap and shower attachment, wash hand basin set into a vanity unit, close coupled W.C, self contained shower cubicle, tiling to part walls and tiled floor, double glazed opaque window, chrome ladder style radiator/towel rail, built in T.V, spot lights to ceiling.

SECOND FLOOR LANDING With double glazed roof window and door Into:

BEDROOM FIVE 28'00" max 18'7" min x 14'9" max (some restricted head room) Double glazed roof window and two double glazed picture windows to rear, under eaves storage and vertical radiator

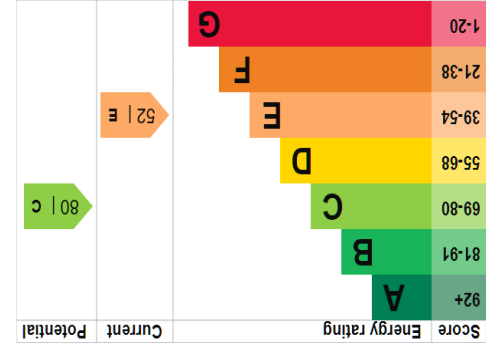
REAR GARDEN A very large garden with patio to fore and steps up to a lawn with further patio area to the rear

GARAGE Please check the suitability of this garage for your own vehicle



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VIEWING:

FIXTURES & FITTINGS:

COUNCIL TAX BAND:

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As per sales details.

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)

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.