

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A lovely convenient location
- * Entrance Hall with Guests cloakroom
- * Living Room, Sitting Room and Snug
- * Study, Dining Room and Conservatory
- * Breakfast Kitchen and Utility
- * Four double bedrooms
- * Master Bedroom with En-suite shower room
- * Loft area with double glazed window
- * Fore garden offering parking space
- * Long mature garden with patio and lawn



20 Broadfields Road, Erdington, B23 5TL ~ Offers around £525,000

This is an incredibly spacious and beautifully presented family home offering every room style you could possibly need. Benefiting from double glazing and gas central heating (both where specified) the interiors enjoy welcoming entrance hall with cloaks cupboard and guests cloakroom, large living room, sitting room, snug, study, dining room, conservatory, breakfast kitchen and separate utility. To the first floor are four excellent double bedrooms, (master with en-suite) and family bathroom. There is also a staircase up to the loft area, with double glazed rear window, floored and decorated with door off leading to a walk in store . Outside is a fore garden with in and out driveway and planted island. To the rear is a lovely complimentary garden with patio area, long lawn with planted borders and to the far rear is further garden space with shed and storage. Viewing is essential to appreciate all that this wonderful home has to offer. EPC rating D

Access is via A wide fore garden with in and out driveway and central planted bed leading to a timber reception door with double glazed window to front and side into:

HALLWAY A large welcoming hallway, newel and balustrade staircase to first floor, radiator, timber effect floor, door into cloaks cupboard and further doors into a guest cloak room, sitting room, lounge, snug and study

GUEST CLOAKROOM White close couple WC, wash hand basin set into a vanity unit, ladder style radiator/towel rail, tiling to part walls and floor, extractor fan

FAMILY LOUNGE 17'00" x 11'4"A lovely generous living room with picture rail, decorative fire surround with living flame effect gas fire, patio door system to rear, radiator

SITTING ROOM 12'5" max to bay 10'3" min x 13'6" max 12'3" min to chimney breast Double glazed bay window to front, radiator, picture rail

STUDY 10'4 x 9'5" Double glazed bow bay window to front and double glazed patterned window to side, picture rail, timber effect floor, radiator, full height storage to one side and door into;

UTILITY/LAUNDRY 10'8" x 4'10" Double glazed patterned window, stainless steel sink and drainer, base unit, space and plumbing for washing machine, space for dryer and other white goods, wall mounted gas central heated boiler, tiled floor

SNUG 13'5" x 8'4" max 7'5" min Window to rear, built in living flame effect fire, timber effect floor, radiator, archway into:

KITCHEN 17'2" x 10'8" A very generous comprehensively fitted kitchen with a range of units to include drawer, base and eye level cupboards, contrasting work surfaces, island with storage below, stainless steel sink and drainer, space and plumbing for dishwasher, space for range style oven with extractor above, space for American style fridge freezer, tiling to splash backs and floor, under gallery lighting, double glazed window to rear and side, door out to conservatory, door to:

DINING ROOM 10'8" x 9'8" An excellent formal dining room with double glazed window to side, picture rail, radiator

CONSERVATORY 19'0" x 9'8"Having double glazed windows to rear and side, double opening doors, timber effect floor, radiator

FIRST FLOOR LANDING A winged landing staircase up to loft and doors into;

MASTER BEDROOM 12'8" max to bay 10'3" min x 12'10" max into wardrobes Double glazed bay window to front, spotlights to ceiling, radiator

EN-SUITE 5'9" x 7'0" Having a self contained shower cubicle with overhead shower, close coupled WC, wash hand basin set into a vanity unit, double glazed patterned window, ladder style radiator/towel rail, tiling to walls, spotlights to ceiling, extractor fan

BEDROOM TWO 11'7" x 11'5" max 10'7" min to cupboard Double glazed window to rear, picture rail, radiator

BEDROOM THREE 7'11"min 10'2"max x 10'8" Two double glazed windows to rear, radiator

BEDROOM FOUR 8'1" min x 11'7" max x 10'8" Double glazed window to front, radiator

FAMILY BATHROOM 7'10" x 8'0" Having a white suite including spa bath with shower above and glazed shower screen, wash hand basin set into a vanity unit, double glazed patterned window, close coupled WC, ladder style radiator/towel rail, tiling to walls, spotlights to ceiling, extractor to ceiling

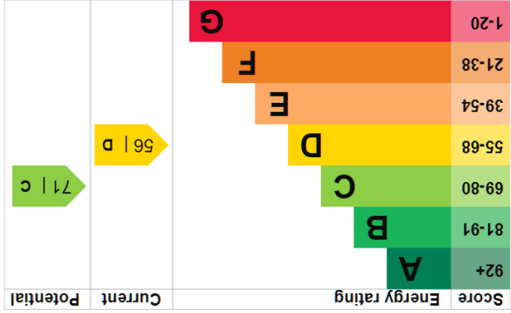
LOFT AREA 20'0" x 9'10" A very useful area with double glazed window to rear and door into walk in storage cupboard

REAR GARDEN Lawned garden with deep planted boarders, wildlife pond, fencing and foliage to borders, a further garden area to rear with garden shed and store



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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.