

ACRES

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



- * A huge period style property
- * Enclosed porch and large hallway and study
- * Lounge, Dining room, Breakfast room and Family Room
- * Kitchen, inner hallway and guests W.C
- * First floor has four excellent bedrooms and bathroom
- * Second floor has superb landing space
- * Two further bedrooms and shower room
- * Fore garden offering parking space
- * Large rear garden
- * No upward chain



95 Sutton Road, Erdington, B23 5XA ~ Offers over £425,000

This is a remarkable property ideally located close to amenities in both Erdington and Wylde Green offering incredibly large interiors throughout. Benefiting from double glazing and gas central heating (both where specified) the property very briefly includes enclosed porch, entrance hall, large family lounge, breakfast room, kitchen, dining room and family room with doors out to the garden. There is also an inner hallway and guests cloakroom. To the first floor are four excellent bedrooms and family bathroom and second floor having a wonderful landing space, two further bedrooms and shower room. Outside is a fore garden offering parking space and to the rear is a very large garden with patio, large lawn and planted areas. Offering no chain this is a wonderful property offering so much amazing accommodation throughout. EPC Rating E. Council Tax Band E

Access is via A crazy paved effect fore garden leading to

ENCLOSED PORCH Double glazed double opening door to front, decorative tiled floor, reception door with double glazed opaque panels to sides and transom

ENTRANCE HALL A wonderful entrance with newel and balustrade staircase to first floor, Tudor style beamed ceiling, door into understairs storage cupboard and further doors into living room, breakfast room, utility and inner hallway

LOUNGE 20'2" max into bay 14'10" min x 15'00" max 14'6" min Large double glazed bay window to front, deep coving and medallion to ceiling, radiator, classically styled fire surround, marblesque back and hearth

UTILITY Space and plumbing for washing machine, wall mounted gas central heating boiler, tiling to walls, patterned window

DINING ROOM 12'5" x 9'0" Double glazed window to side, coving to ceiling, dado rail, radiator and door into:

KITCHEN 10'0" x 9'0" Having a range of drawer base and eye level cupboards, four ring electric hob with electric double oven/grill combination below, extractor hood above, sink and drainer, space and plumbing for dishwasher, double glazed window to side, radiator

LOBBY Door to side and door into Dining Room and

FAMILY ROOM 10'3" x 12'8" Double glazed window system to rear including double opening doors out to garden fitted bar, radiator

OFFICE 14'8" x 12'0" max 11'2" min Double glazed window to rear, built in mirror fronted storage, radiator,

INNER HALLWAY Radiator and door into:

GUEST CLOAKROOM White close coupled WC, pedestal wash hand basin, panelling and tiling to walls

FIRST FLOOR LANDING An excellent landing space with radiator and doors into storage cupboard with patterned window

BEDROOM ONE 14'10" x 12'0" max 12'5" min to chimney breast Double glazed window to front, radiator, picture rail, pedestal wash hand basin

BEDROOM TWO 15'0" x 12'3" max 11'1" min to chimney breast Double glazed window to rear over looking the garden, radiator, picture rail and original styled fire surround

BEDROOM THREE 15'1" x 9'0" max 7'9" min to chimney breast Double glazed window to rear, picture rail, radiator, original style fire surround,

BEDROOM FOUR 10'10" x 8'6" Double glazed window to front, radiator, picture rail

BATHROOM Having a white suite, comprising of panelled bath with shower attachment, close coupled WC with vanity unit, wash hand basin with storage below and large shower cubicle with overhead shower and rinser aid, tiling to part walls, ladder style radiator/towel rail, spotlights to ceiling, double glazed window

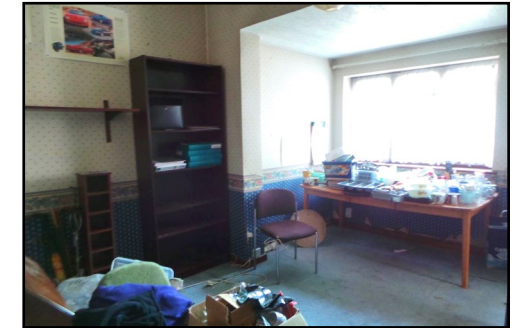
SECOND FLOOR LANDING A superb space that could be used as a study area, double glazed window to front and patterned double glazed roof line, door into:

BEDROOM FIVE 10'10" x 11'0" min 12'3" max Double glazed window to front, radiator, door into walkway with door and shower room and door into:

BEDROOM SIX 22'1" max 15'0" min x 10'10" max 4'5" min (some restrictive head height) Double glazed window to rear, door into storage cupboard, wash hand basin, radiator

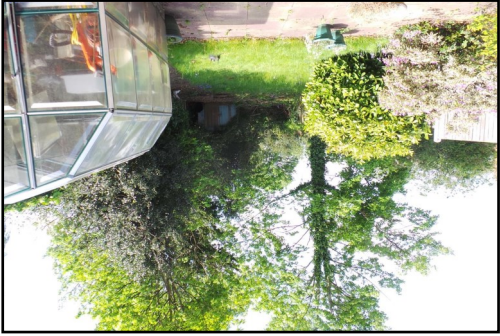
SHOWER ROOM Close coupled WC, pedestal wash hand basin, self contained shower cubicle with electric shower, radiator

REAR GARDEN Paved patio area to fore with lawned area to rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





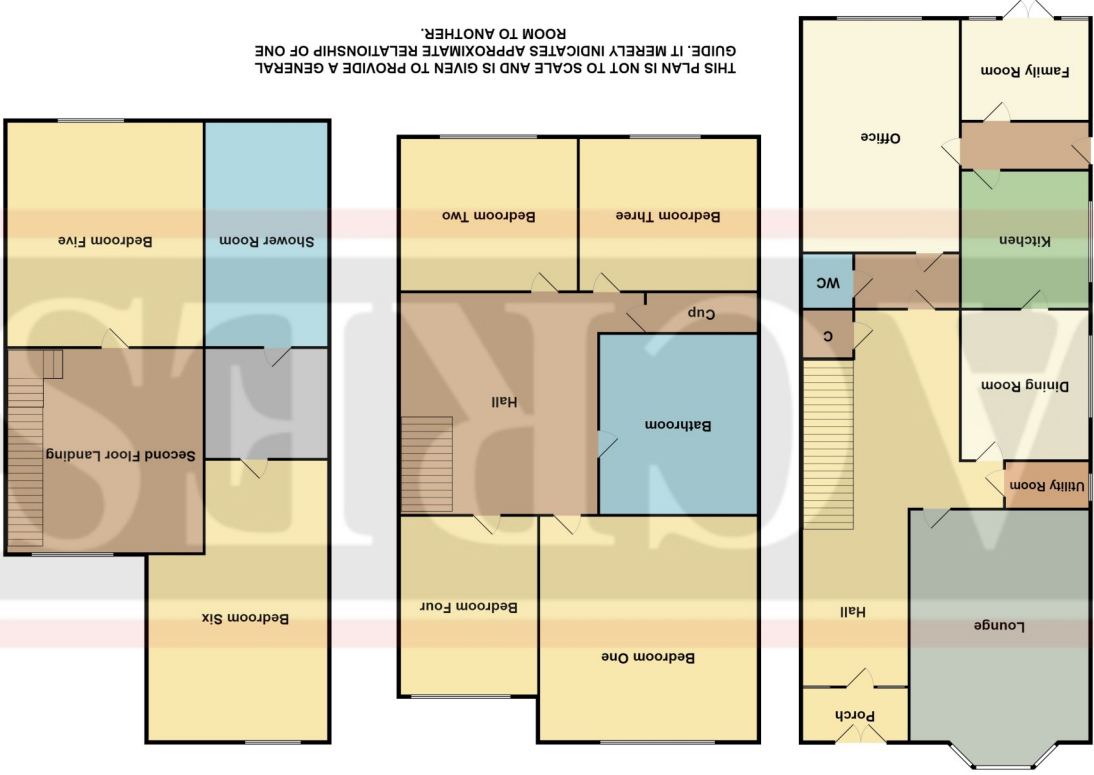
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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: E

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.