

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Ideally located in a Cul de Sac
- * Traditional styled property
- * Dual aspect lounge and dining room
- * Breakfast room
- * Extended kitchen
- * Side utility/ access to front and rear
- * Three bedrooms
- * Shower room
- * Fore garden with driveway to garage front
- * Large mature rear garden



2 Lakehouse Road, B73 5BX ~ Offers around £320,000

Acres are delighted to offer for sale this traditional styled Freehold property that is positioned in a cul-de-sac location. Benefiting from double glazing (where specified) the interiors include enclosed porch, entrance hall, lovely generous dual aspect living room, breakfast room and extended kitchen, side access/utility. To the first floor are three bedrooms and a shower room. Outside is a fore garden with lawn and driveway leading to garage front and to the rear is a large mature garden with patio, long lawn and an abundance of flowering and verdant trees and shrubs.
Energy Rating E Council Tax band D

Access is via a lawned fore garden with planted borders and driveway leading to garage front

ENCLOSED PORCH Double glazed window to front and double opening doors, timber and stained glass reception door into:

HALLWAY Having picture rail, newel and balustrade staircase to first floor, door to breakfast room and:

THROUGH LOUNGE 24'2" max into bay 20'4" min x 12'0" max 10'10" min to chimney breast A very generous living room with double glazed leaded light bay window to front and double glazed bay window to rear including central door out to garden, contemporary style fire surround with living flame effect fire

BREAKFAST ROOM 9'01" x 7'04" Double glazed patio doors to rear, timber effect floor and open access to:

KITCHEN 8'00" x 12'5" Range of drawer, base and eye level cupboards, sink and drainer, four ring gas hob and extractor hood over, double oven and grill combination, work surface and breakfast bar, tiling to splashback, double glazed window

SIDE VERANDAH Space and plumbing for washing machine and other white goods, double glazed window to rear and front

FIRST FLOOR LANDING Double glazed patterned window, picture rail, access to loft space and doors into:

BEDROOM ONE 12'6" max into bay 10'0" min x 12'0" max 10'10" min to chimney breast Double glazed leaded light bay window to front, picture rail,

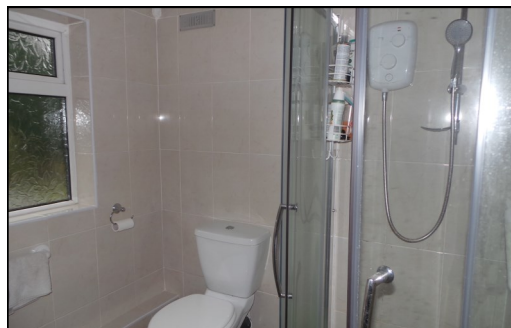
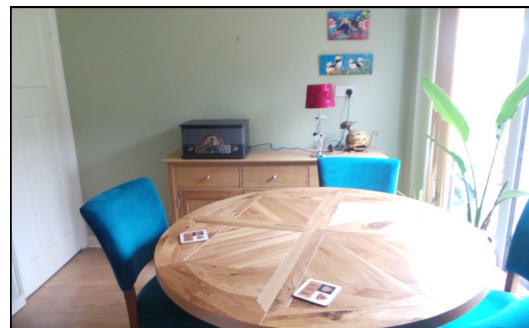
BEDROOM TWO 12'5" max into bay 10'0" min x 12'0" max 10'10" min to chimney breast Double glazed bay window to rear, picture rail, timber effect floor

BEDROOM THREE 6'3" x 5'10" min to wardrobe front 7'6" max Double glazed leaded light window to front, built in wardrobe system,

SHOWER ROOM Having a self contained shower cubicle with fitted electric shower, wash hand basin set into a vanity unit, close coupled W.C, double glazed patterned window, airing cupboard, tiling to walls and floor

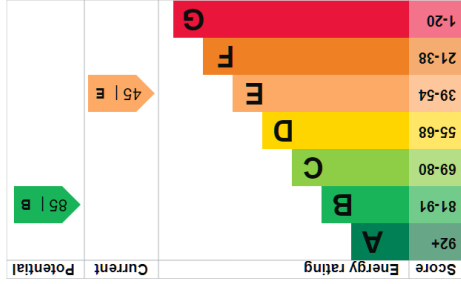
GARAGE (Please remember to check the suitability of this garage for your own vehicle) Double opening doors to front

REAR GARDEN Paved patio to fore leading to large lawn with mature trees and shrubs throughout

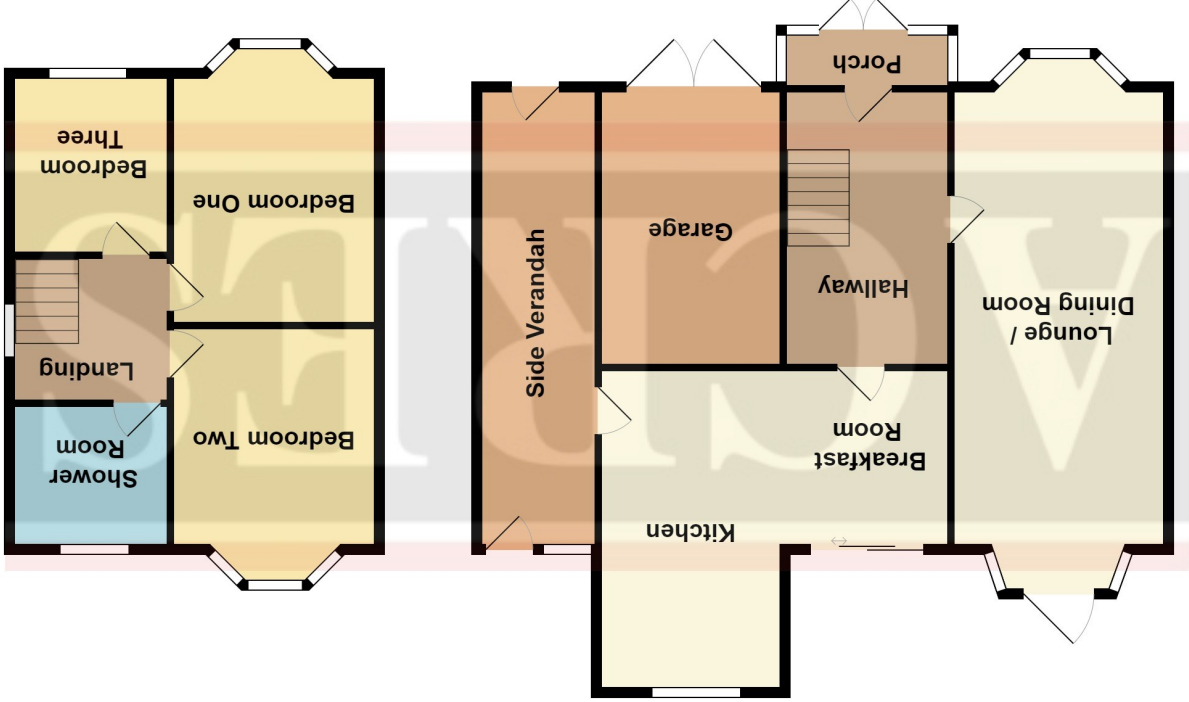


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



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



COUNCIL TAX BAND: D

FIXTURES & FITTINGS:

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)