

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A lovely traditional styled property with no upward chain
- * A wonderful welcoming entrance hall
- * Large dining room
- * Rear living room
- * Re-fitted modern styled kitchen
- * large side verandah with doors to utility and W.C
- * Three very spacious bedrooms
- * Re-fitted bathroom and separate W.C
- * Fore garden with parking and access to garage
- * Beautiful complimentary rear garden



50 The Boulevard , Wylde Green, B73 5JG— Offers around £500,000

It is a privilege to offer for sale this wonderful freehold property that is council tax band E. This property is situated on one of Wylde Greens most premier residential roads. Benefiting from double glazing and gas central heating (both where specified). The superb interiors include a very generous welcoming entrance hall, large dining room and rear lounge with door out to the garden, modern styled fitted kitchen and large side verandah offering excellent potential plus guests cloakroom and utility cupboard. To the first floor are three very spacious bedrooms, re-fitted bathroom and separate W/C. Outside is a large fore garden with multiple parking space and access to garage front. To the rear is the perfect complimentary garden with patio areas, two lawns and an abundance of flowering and verdant trees and shrubs. Viewing is essential as we are expecting a huge amount of interest in this property. EPC rating E

Access is via a deep fore garden with planted flower beds and multiple parking spaces plus access to garage front

ENCLOSED PORCH Double glazed panels to front and side, double glazed double opening doors, tiled floor, feature timber and glazed reception door with vertical stain glass panel to either side

ENTRANCE HALL A wonderful entrance with Tudor style beams to ceiling, picture rail, radiator, newel and balustrade staircase to first floor, timber floor and doors into kitchen, lounge and:

DINING ROOM 16'4" max into bay 13'5" min x 11'2" max 10'0" min to chimney breast A superb generous reception room with double glazed leaded light bay window to front, Tudor style beams to ceiling, picture rail, radiator, classically styled fire surround with living flame effect fire, stylish timber effect floor

LOUNGE 15'1" max to bay 13'0" min x 11'8" max 10'5" min to chimney breast Double glazed bay window system to rear including central door out to garden, radiator, deep coving to ceiling

KITCHEN 15'8" max into recess 12'8" min x 6'8" A modern styled fitted kitchen with a range of cream high gloss units to include drawer, base and eye level cupboards, integrated dishwasher, space for range style cooker with glazed splash backs and extractor hood over, stainless steel one and half bowl sink and drainer, timber effect work surface, tiling to splash backs, double glazed window to rear, radiator, door into under stairs storage cupboard, and door out to:

SIDE VERANDAH An excellent space with door to front and rear, door into WC with a high cistern WC and glazed window, door into:

UTILITY CUPBOARD With space and plumbing for washing machine, wall mounted gas central heating boiler, double opening doors into:

GARAGE 15'6" x 7'7" (please check the suitability of this garage for your own vehicle) Double opening doors to front, light and power

FIRST FLOOR LANDING Vertical stained glass window to side, access to loft space and doors into:

BEDROOM ONE 15'5" max into bay 13'0" min x 11'8" max 10'6" min An excellent double bedroom with double glazed bay window to rear offering glorious views of the garden, radiator

BEDROOM TWO 13'5" x 11'1" max 10'0" min to chimney breast A second excellent double bedroom with double glazed leaded light window to front, radiator

BEDROOM THREE 14'8" max to recess 9'5" min x 10'10" A fabulous third bedroom with double glazed leaded light window to front, double glazed opaque window to rear and double glazed diamond shaped window to front, radiator

BATHROOM Having a white suite comprising of panelled bath with over head shower rinser aid and shower attachment, glazed shower screen, wash hand basin set into a vanity unit, chrome ladder style radiator/ towel rail, double glazed opaque window, elegant tiling to walls and floor

SEPARATE WC Having a white close couple WC, double glazed opaque window, dado rail, tiled floor

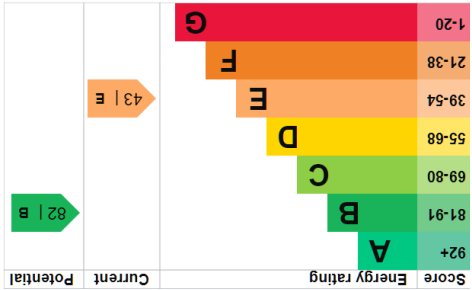
REAR GARDEN This garden is the perfect size to compliment the house with paved patio to fore and side, two lawned areas with an abundance of flowering and verdant trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



The graph shows this property's current and potential energy efficiency.



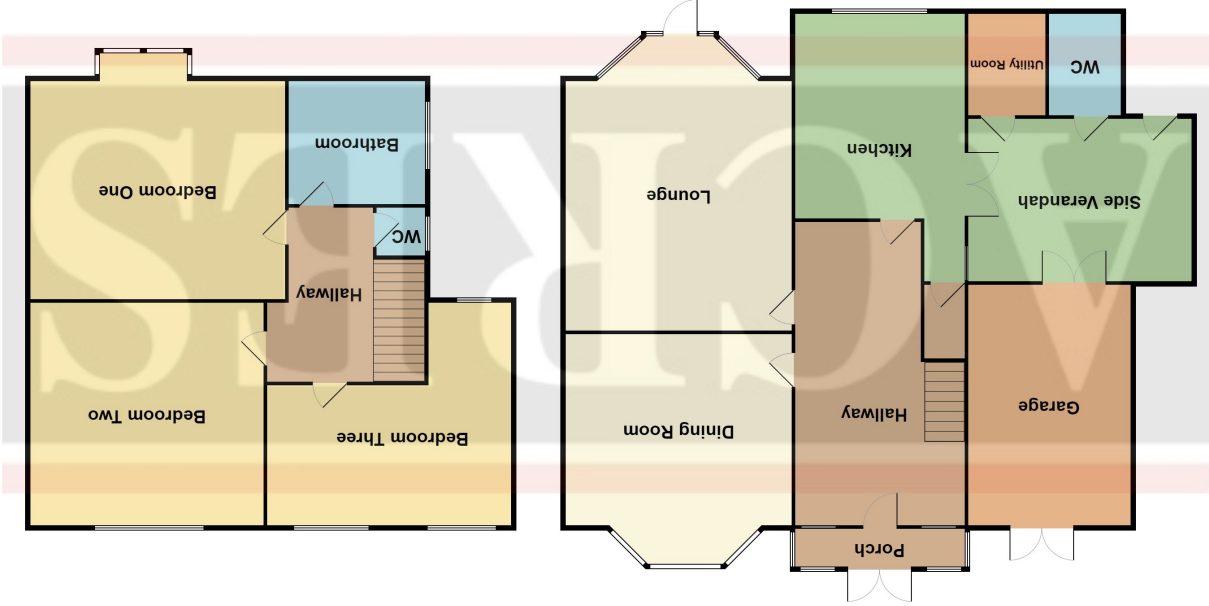
TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.

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.