

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A wonderful period style property
- * Vestibule entrance
- * Long hallway with Minton tiled floor
- * Incredible room sizes throughout
- * Family lounge and separate dining room
- * Generous breakfast kitchen
- * Ground floor wet room and first floor family bathroom
- * Three double bedrooms
- * Fore garden offering parking space
- * Lovely mature rear garden



54 Western Road, Sutton Coldfield, B73 5SS ~ Offers in the Region of £440,000

Acres are delighted to offer for sale this superb period style freehold property ideally located in the heart of Boldmere. Offering amazingly spacious interiors throughout and benefiting from double glazing and gas central heating (both where specified). The interiors enjoy vestibule entrance, reception hallway with lovely minton tiled floor, family lounge, dining room, large breakfast kitchen and extended wet room. To the first floor are three double bedrooms and family bathroom. Outside is a fore garden offering multiple parking space and to the rear is a very generous mature garden with patio area long lawn and an abundance of flowering and verdant trees and shrubs. Offering no upward chain this is an amazing opportunity to purchase a fabulous house. EPC rating D. Council tax band D.

Access is via A deep fore garden offering parking space and leads to open canopy porch with timber door into:

VESTIBULE Coving to ceiling, timber glazed reception door into:

ENTRANCE HALL A very long entrance hall, coving to ceiling, dado rail, radiator, superb minton style floor, staircase to first floor and door into:

UNDER STAIRS STORAGE Wall mounted gas central heating boiler

LOUNGE 14'10" max into bay 12'0" min x 12'00" Double glazed bay window to front, coving and medallion to ceiling, radiator, picture rail, classically styled fire surround, tiling to back and hearth, open access to

DINING ROOM 14'00" x 12'00" Double glazed window to rear, coving to ceiling, traditional styled fire surround with electric living flame effect fire

KITCHEN 18'5" x 10'00" A very generous breakfast kitchen with a range of drawer, base and eye level cupboards, four ring electric hob with extractor hood over, electric oven, stainless steel sink and drainer, double glazed window and door out to garden, tiling to part walls, door into:

WET ROOM 7'6" x 7'4" An excellent wet room, walk in shower, pedestal wash hand basin, close coupled WC, radiator, stylish grey toned tiling to part walls, double glazed opaque window and extractor fan

FIRST FLOOR LANDING Double glazed patterned and stained glass window to side, access to loft space, and door into:

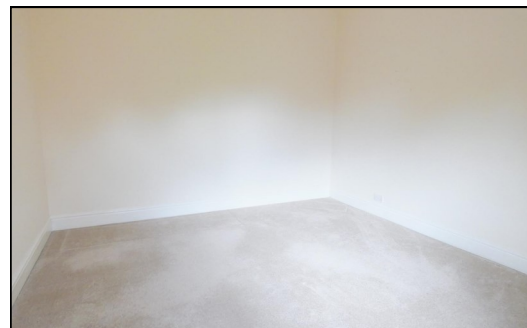
MASTER BEDROOM 15'10" x 12'0" A very spacious bedroom with two double glazed window to front, radiator

BEDROOM TWO 14'00" x 12'00" A second excellent double bedroom with double glazed window to rear, radiator

BEDROOM THREE 10'6" min plus door well x 10'00" max 8'10" min to chimney breast A third double bedroom, double glazed window to rear, wash hand basin, picture rail, radiator

BATHROOM Having panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, radiator, tiling to part walls, double glazed patterned window

REAR GARDEN Having paving to side and fore, gated access to front, lawn with planted borders, fencing a foliage to boundaries,





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	76 C
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND:
D

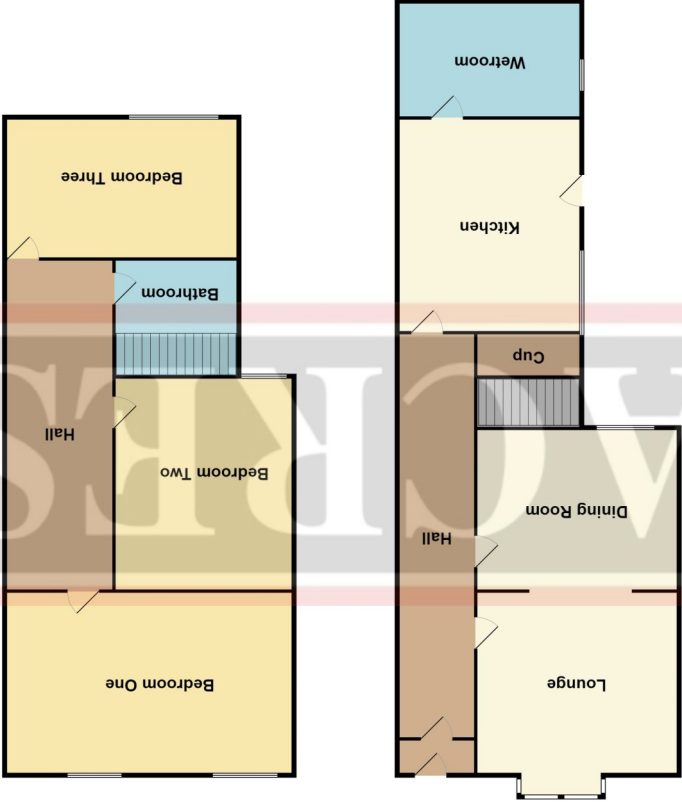
VIEWING:

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.