

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A wonderful detached freehold property
- * Extended accommodation
- * Entrance hall and guests cloakroom
- * Extended lounge and dining room
- * Spacious breakfast kitchen
- * Study/family room
- * Four bedrooms and lovely bathroom
- * Fore garden offering parking space
- * Generous rear garden
- * No upward chain



5 Foxford Close, Sutton Coldfield, B72 1YT - Offers around £500,000

What a wonderful opportunity to purchase this superb freehold council tax band F detached property beautifully located at the head of a Cul-de-Sac just off Penns Lane. Benefiting from double glazing and gas central heating (both where specified). The interiors enjoy superb accommodation including enclosed porch, entrance hall, guests cloakroom, wonderful extended living room, extended dining room, very generous fitted breakfast kitchen and study/family room. To the first floor is a master bedroom with courtesy door to bathroom, three further excellent bedrooms and re-fitted bathroom with white suite including stand alone bath and double sized shower cubicle. Outside is a fore garden with lawn and off road parking space leading to storage area (formerly the garage). To the rear is a wide garden with patio and lawn. Offering no upward chain this property must be viewed to appreciate all that is on offer EPC is to be confirmed

Access is via a fore garden with lawn and driveway leading to garage front

ENCLOSED PORCH Double glazed leaded light windows and door leading to a double glazed stained glass reception door into:

HALLWAY Double glazed leaded light window to front, newel and balustrade turning staircase, radiator, coving to ceiling, door into understairs storage and doors into kitchen, lounge and:

GUEST CLOAKROOM Close coupled W.C, pedestal wash hand basin, double glazed opaque leaded light window, radiator

FAMILY LOUNGE 28.04" max x 11'5" A superb extended living room with double glazed leaded light window to front and double glazed patio doors to rear, decorative fire surround with marble back and hearth, stove effect fire, two radiators and open arch into:

EXTENDED DINING ROOM 18'2" x 8'9" max A fabulous dining room with double glazed leaded light window to rear, dado rail, radiator, coving and medallion to ceiling

DINING KITCHEN 14'2" max 12'10" min x 17'8" max 7'9" min Having a comprehensive range of units to include drawer, base and eye level cupboards, work surfaces and upstands, breakfast bar, five ring gas hob with extractor hood over and glazed splashback, electric oven and fitted microwave, integrated dishwasher, fridge freezer, washer and separate dryer, stainless steel sink and drainer plus stainless steel laundry sink and drainer, three double glazed leaded light windows, double glazed leaded light door to garden, radiator, spot lights to ceiling, access to loft space over the storage area, door into:

STORAGE AREA 9'00" x 8'5" Up and over door to front, light and power

STUDY / FAMILY ROOM 15'8" x 8'2" max 7'7" min Double glazed leaded light window to front, spotlights to ceiling, radiator

FIRST FLOOR LANDING Double glazed leaded light window to front, access to loft, door into boiler cupboard

BEDROOM ONE 11'6" x 12'1" max into doorwell 9'11" min to wardrobe front Double glazed leaded light window to rear, radiator, built in his and hers mirror fronted wardrobes, built in dressing table, bedside cabinets and bridging unit, courtesy door to bathroom

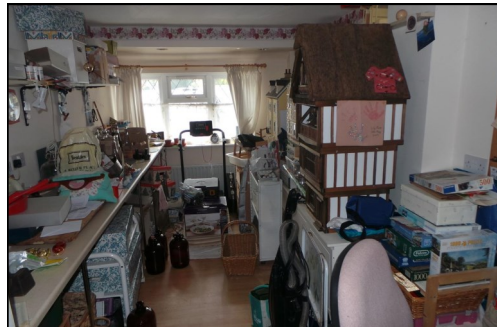
BEDROOM TWO 14'11" max x 8'4" max Double glazed leaded light window, radiator

BEDROOM THREE 9'10" x 9'00" max 7'3" min Double glazed leaded light window to front, fitted wardrobe, dressing table, chest of drawers and bridging unit, radiator

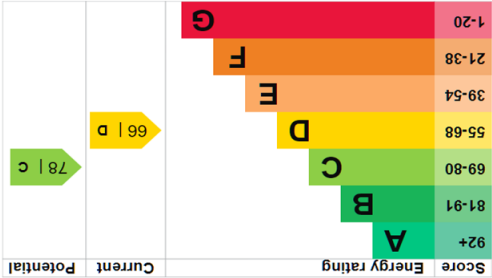
BEDROOM FOUR 10'00" x 6'9" max 5'00" min to wardrobe front plus doorwell Double glazed leaded light window to rear, radiator, fitted wardrobes and bridging unit

LUXURY BATHROOM A very generous bathroom with a white suite including stand alone double ended bath with central taps and shower attachment, wash hand basin set into a vanity unit, close coupled W.C and double sized shower cubicle with overhead shower, chrome ladder style radiator/towel rail, elegant tiling to walls and floor, spotlights to ceiling, two double glazed leaded light opaque windows to rear

GARDEN Having patio, lawn, planted borders



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

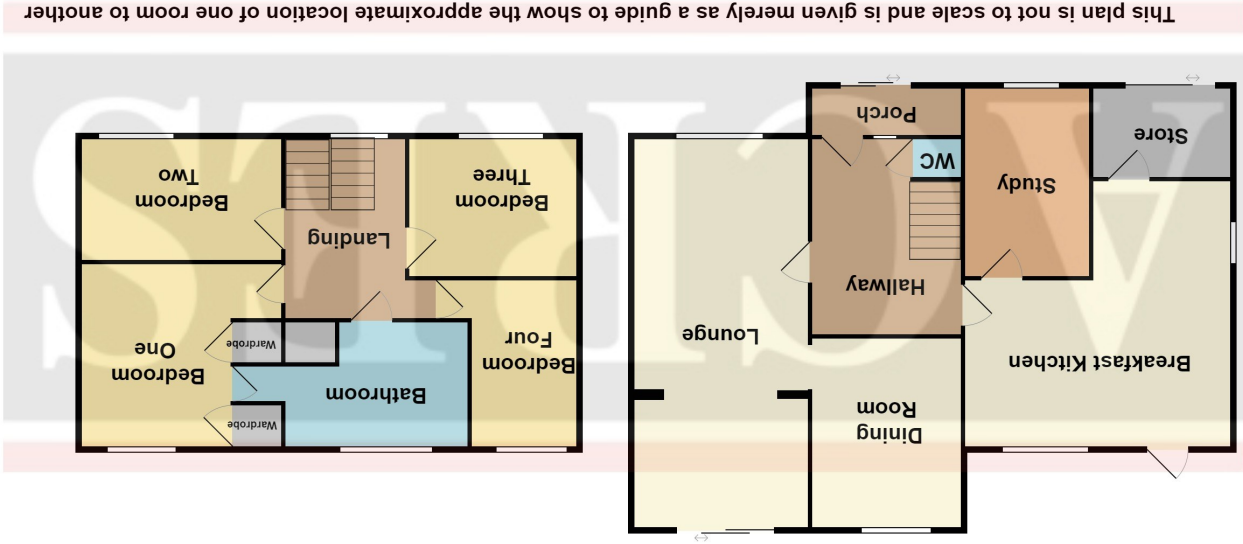


TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: F

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.