

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Detached Property
- * Four Bedrooms
- * Jack & Jill Ensuite
- * Family Bathroom
- * Gas central heating
- * Double Glazing
- * Breakfast Kitchen
- * Dining Room
- * Lounge
- * Off Road Parking
- * Garage



12 Hillcrest Road, Wylde Green, B72 1EG ~ Price £450,000

This is a very generous extended property ideally located in a very desirable residential area. Benefiting from double glazing and gas central heating (both where specified). The interiors include, enclosed porch, spacious entrance hall, study (second sitting room), large rear family lounge with open access through to a dining room and large fitted breakfast kitchen. To the first floor are four double bedrooms and Jack and Jill shower room between bedrooms two and three plus a family bathroom. Outside is a deep fore garden with lawn and multiple car drive and access to garage front, to the rear is a lovely mature rear garden with patio, shaped lawn and further garden area beyond plus mature planted borders. This is a superb family home that needs to be viewed internally to appreciate. Energy Rating C

Access is via a deep foregarden with lawn and tarmac drive offering multiple parking and access to garage front.

PORCH: Double glazed window and door, tiled floor leading to a timber and glazed door with matching side window into;

HALLWAY: A very generous hallway with staircase to first floor, tiled floor, radiator and doors into study, lounge, kitchen and;

GUESTS CLOAKROOM: White close coupled WC, tiled floor and double glazed patterned window, radiator

STUDY: 12'10" x 10'5" Double glazed window to front, radiator

FAMILY LOUNGE: 17'8" max 9' min x 18'2" max 8'10" min A generous living room with double glazed patterned window to side, coving to ceiling, three radiators and lovely wooden floor that continues through to;

DINING ROOM: 10'9" x 14'6" Double glazed window and double glazed patio doors to rear, two radiators and double opening doors through to;

BREAKFAST KITCHEN: 24' max x 11' max 7'9" min A lovely spacious kitchen with a range of light toned cupboards including drawer and base units, timber effect work surfaces including breakfast bar, tiled splashbacks, fitted four ring gas hob with gas oven under, stainless steel one and a half bowl sink and drainer under the rear double glazed window, space for fridge freezer, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled and wooden flooring, inset spotlights to ceiling, door to side

SIDE ACCESS: With gate to front and access to rear garden

FIRST FLOOR LANDING: Access to loft and doors into;

BEDROOM ONE: 14'8" max 8'8" min x 10'6" max into wardrobes 7'6" min 8'10" to wardrobe fronts Double glazed window to front, built in double wardrobe, radiator and coving to ceiling

BEDROOM TWO: 11' max 7'7" min x 7'5" 10'7" max Double glazed window to rear, radiator and door into;

JACK & JILL SHOWER ROOM: 7'3" x 5'1" Self contained shower cubicle with fitted shower, pedestal wash hand basin and close coupled WC, tiling to shower and splashback, radiator, spotlights to ceiling and double glazed window to rear, door into;

BEDROOM THREE: 16'10" max x 8' Double glazed window to rear, radiator

BEDROOM FOUR: 9'2" x 12'2" Double glazed window to front, radiator and door into over stairs storage

BATHROOM: White panelled bath with electric shower over, pedestal wash hand basin and close coupled WC, radiator, skylight, spotlights to ceiling, tiling to part walls

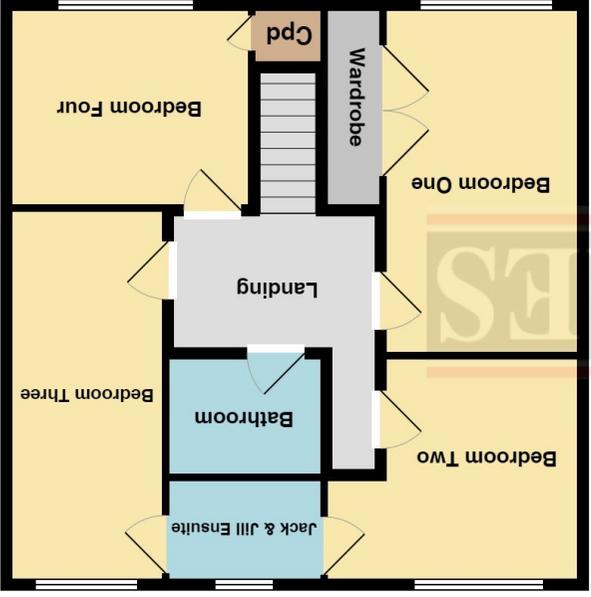
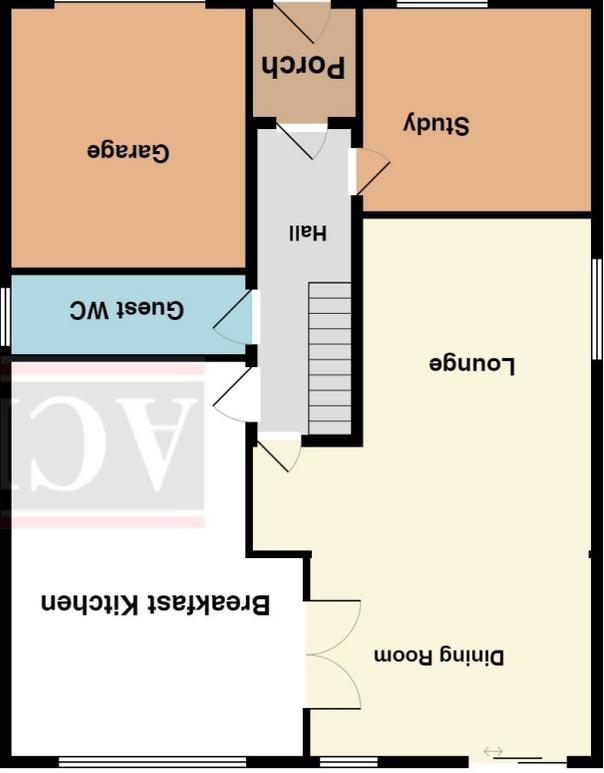
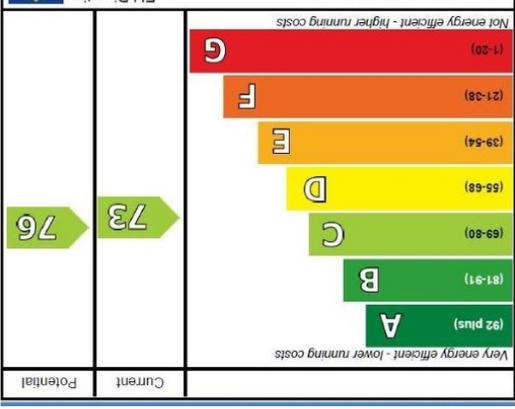
REAR GARDEN: Large paved patio to fore with steps down to a shaped lawn with planted borders throughout. To far rear is a further garden area

GARAGE: 16'2" x 8'7" (Please check the suitability of this garage for your own vehicle): Having up and over door to front



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THIS PLAN IS NOT TO SCALE AND IS GIVEN MERELY AS A GUIDE TO SHOW THE APPROXIMATE LOCATION OF ONE ROOM TO ANOTHER

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.