ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green. B72 1AU
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- Spacious detached family home
- Sought after Wylde Green location
- Impressive through lounge/dining room
- Fitted kitchen with separate utility room
- Guest cloakroom/W.C.
- Three double bedrooms and further fourth bedroom
- Family bathroom
- Off road parking and garage
- Delightful mature and private rear garden
- No upward chain





MARCHMOUNT ROAD, , B72 1EF - OFFERS AROUND £525,000

Acres are delighted to offer for sale this spacious four bedroom detached family home, situated within the highly sought after area of Wylde Green, Sutton Coldfield. Ideally positioned close to a wealth of local amenities, including shops, restaurants, well regarded schools and excellent transport links, the property offers a superb opportunity for families looking to settle within this popular residential location. Offering generously proportioned accommodation throughout, the property benefits from gas central heating and PVC double glazing and is being sold with the added advantage of no upward chain. The interiors briefly comprise an enclosed entrance porch, welcoming reception hall, impressive through lounge/dining room with a bay window to the front and access to the rear garden, fitted kitchen, separate utility room and guest cloakroom/W.C. To the first floor are four well proportioned bedrooms, three of which offer double accommodation, together with a spacious family bathroom featuring both a bath and separate shower cubicle. Externally, the property boasts a cobble print block paved effect driveway providing off road parking and access to the garage, whilst to the rear is a delightful, mature garden with a paved patio area, lawn and established shrubbery offering a good degree of privacy. Internal viewing is highly recommended to fully appreciate the accommodation and potential this wonderful family home has to offer.
Accessed via a cobble print block paved effect driveway providing off road parking, with 70/30 split doors opening into the garage and a PVC double glazed entrance door with windows to side opening into:

PORCH: Having storage provision, obscure PVC double glazed windows to side, PVC double glazed door to front and further door opening into:

ENTRANCE HALL: Having radiator, stairs rising to first floor landing and doors leading to lounge/dining room, fitted kitchen and storage cupboard.

LOUNGE/THROUGH DINING ROOM: 28'3" x 11'9" A spacious reception room having PVC double glazed bay window to front, ample space for a complete lounge and dining room furniture suite, radiator, leaded PVC double glazed door and windows to rear providing access to the garden and door returning to entrance hall.

FITTED KITCHEN: 10'4" x 7'8" Having leaded PVC double glazed window to rear, a range of matching wall and base units with roll edge work surfaces and matching upstands, integrated oven, four ring gas hob with extractor canopy over, stainless steel sink and drainer unit, pantry storage, ladder style radiator, door returning to entrance hall and obscure glazed door opening into:

UTILITY ROOM: 8'8" x 6'9" Having obscure PVC double glazed window and door to side, space for fridge/freezer and washing machine, doors to airing cupboard, guest cloakroom/W.C. and garage, together with an obscure glazed door returning to kitchen.

GUEST CLOAKROOM/W.C.: Having obscure leaded PVC double glazed window to rear, low flushing W.C., hand wash basin, tiled splashback and door returning to utility room.

FIRST FLOOR LANDING: Having doors leading to four bedrooms and family bathroom.

BEDROOM ONE: 15'3" x 11'9" Having leaded PVC double glazed bay window to front, ample space for a double bed and complementary bedroom furniture, radiator and door returning to landing.

BEDROOM TWO: 11'9" x 11'8" Having leaded PVC double glazed window to rear, space for a double bed and complementary bedroom furniture, built in wardrobes with sliding mirrored doors, radiator and door returning to landing.

BEDROOM THREE: 15'2" x 7'8" Having obscure leaded PVC double glazed window to front and further leaded PVC double glazed window to rear, space for a double bed and complementary bedroom furniture, radiator and door returning to landing.

BEDROOM FOUR: 8'9" x 6'1" Having leaded PVC double glazed window to front, space for a bed and complementary bedroom furniture, radiator, over stairs storage cupboard and door returning to landing.

FAMILY BATHROOM: Having obscure leaded PVC double glazed windows to side and rear, suite comprising panelled bath, separate step in shower cubicle with glazed screen and doors, low flushing W.C., vanity hand wash basin, radiator, tiled splashbacks and door returning to landing.

REAR GARDEN: A delightful, mature rear garden having a paved patio area ideal for outdoor seating and entertaining, leading onto a lawned garden. Established shrubs and bushes border the garden, offering a good degree of privacy, with access back into the property via the lounge/dining room and utility room.

GARAGE: 17'1" x 7'9" Having obscure leaded 70/30 split garage doors opening to front and timber door returning to utility room. (Please check the suitability of this garage for your own vehicle)





















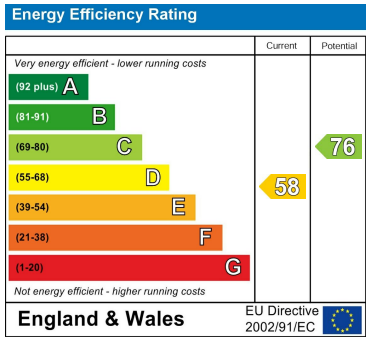
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor 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 COUNCIL :

VIEWING: Highly recommended via Acres on





Marchmount Road, Sutton Coldfield, B72 1EF



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.