ACRES
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- Exceptional and substantial family residence
- Occupying a generous corner plot
- Five first floor bedrooms, two with en-suites
- Optional annexe with bedroom and en-suite
- Superb potential for multigenerational living
- Spacious lounge and separate dining room
- Generously proportioned fitted kitchen
- Additional versatile reception room
- Extensive driveway and generous rear garden
- Close to Wylde Green shops, schools and train station





SALISBURY GROVE, , B72 1XY - OFFERS AROUND £565,000

Occupying a generous corner plot within the highly sought after residential area of Wylde Green, Sutton Coldfield, this exceptional and substantial family residence offers an abundance of versatile living accommodation with tremendous scope and flexibility to suit a variety of purchasers. Ideally positioned within close proximity to Wylde Green's excellent selection of shops, cafés, restaurants and everyday amenities, the property also benefits from convenient access to Wylde Green train station, providing excellent commuter links into Birmingham City Centre and surrounding areas. Well regarded schools for children of all ages, together with excellent local transport links and recreational facilities, make this a particularly desirable location for growing families. Offering an impressive amount of accommodation throughout, this unique property provides a wealth of possibilities for multigenerational living, larger families or those requiring additional space to work from home. The ground floor briefly comprises a welcoming reception hall, spacious lounge overlooking the rear garden, separate dining room opening into a generously proportioned fitted kitchen, an additional versatile reception room and guest WC. A particular feature of the property is the optional annexe accommodation, incorporating a sitting area, bedroom and en-suite shower room, which could alternatively be reconfigured to provide further bedrooms or reception accommodation. To the first floor are five generously proportioned bedrooms, two benefiting from their own en-suite shower rooms, together with a separate family bathroom and additional shower room. Externally, the property enjoys a substantial driveway and a generous rear garden with an extensive patio area, offering excellent outdoor space. Internal viewing is highly recommended to fully appreciate the sheer size, versatility and exciting potential this exceptional residence has to offer. Accessed via a large driveway providing off road parking and leading to the property's entrance.

RECEPTION HALL: Having a double glazed entrance door with window to the side, useful storage space, radiator with decorative cover, wood effect flooring, stairs rising to the first floor landing and internal doors leading to:

LOUNGE: 18'11 X 11'04 A generously proportioned reception room having a PVC double glazed window to the rear, PVC double glazed French doors opening onto the rear garden, two radiators, and ample space for both lounge and additional dining room furniture.

DINING ROOM: 14'0" x 10'5" Having PVC double glazed windows, including a window to the front, radiator, tiled flooring, ample space for dining room furniture and opening into:

FITTED KITCHEN: 14’09 x 13'10" Having a part PVC double glazed door to the rear, PVC double glazed window to the side, sink and drainer unit set within roll top work surfaces with a comprehensive range of matching base and wall units and drawers. Integrated double oven, electric hob with extractor hood over, space for washing machine, tumble dryer, American style fridge freezer and dishwasher. Door returning to the reception hall.

ADDITIONAL RECEPTION ROOM: 11'5" x 9'8" A versatile room offering a variety of potential uses, including a home office, playroom, additional sitting room or occasional bedroom. Having two PVC double glazed windows to the side and radiator.

GUEST WC: Having a low flushing WC and hand wash basin with tiled splashback.

OPTIONAL ANNEXE ACCOMMODATION: Providing excellent flexibility for independent family living, guest accommodation or the potential to incorporate further bedrooms and reception rooms into the main residence.

SITTING AREA: 11'9" max, 10'0" min x 6'10" Having a PVC double glazed window to the front, radiator, hand wash basin set within a vanity unit, door returning to the reception hall and archway opening into:

ANNEXE BEDROOM: 17'07" x 8’08” max, 6'10" min Having PVC double glazed windows to the front and side, part obscure double glazed door providing independent side access, space for bedroom furniture and door leading to:

EN-SUITE SHOWER ROOM: Having a low flushing WC, shower, hand wash basin, tiled surround and tiled flooring.

FIRST FLOOR ACCOMMODATION

LANDING: Having a PVC double glazed window to the front, radiator, doors to storage cupboard, loft access point and further doors leading to:

BEDROOM ONE: 14'10" x 10'9" A generously proportioned double bedroom having two PVC double glazed windows to front, radiator, fitted wardrobes providing ample storage and door leading to:

EN-SUITE SHOWER ROOM: Having a low flushing WC, enclosed corner shower cubicle, hand wash basin, tiled surround, tiled flooring and radiator.

BEDROOM TWO: 11'6" x 9'0" Having a PVC double glazed window to the front, radiator, space for bedroom furniture and door leading to:

EN-SUITE SHOWER ROOM: Having a low flushing WC, hand wash basin, enclosed shower cubicle and tiled surround.

BEDROOM THREE: 14'01" max, 11'7" min x 9'8" Having a PVC double glazed window overlooking the rear garden, radiator and fitted wardrobes providing useful storage space.

BEDROOM FOUR: 11'7" x 9'3" Having a PVC double glazed window to the rear, radiator and ample space for a double bed and additional bedroom furniture.

BEDROOM FIVE: 11'7" x 9'0" Having a PVC double glazed window to the rear, radiator and space for a double bed and additional bedroom furniture.

FAMILY BATHROOM: Having an obscure PVC double glazed window to the side, low flushing WC, hand wash basin and an impressive sunken bath set within a tiled surround with stepped access, together with a ladder style radiator.

SEPARATE SHOWER ROOM: Having an obscure PVC double glazed window to the side, low flushing WC, bidet, hand wash basin, enclosed shower cubicle, tiled surround and ladder style radiator.

REAR GARDEN: A particularly generous rear garden complementing the property's substantial corner plot, having an extensive block paved patio area extending across the width of the property and accessible from both the lounge and kitchen, providing an excellent space for outdoor dining and entertaining. Beyond the patio is a large lawned garden with brick wall boundaries to the rear and one side, fencing to the remaining side, garden shed to the rear and gated side access returning to the front of the property. The generous plot and versatile accommodation offer considerable scope for purchasers to adapt the property to their individual requirements, subject to any necessary consents.





















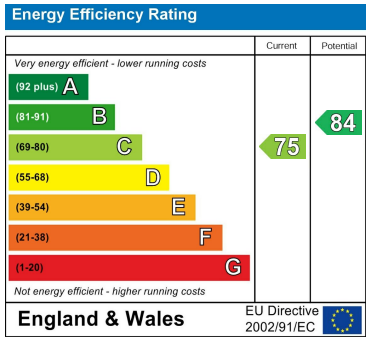
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

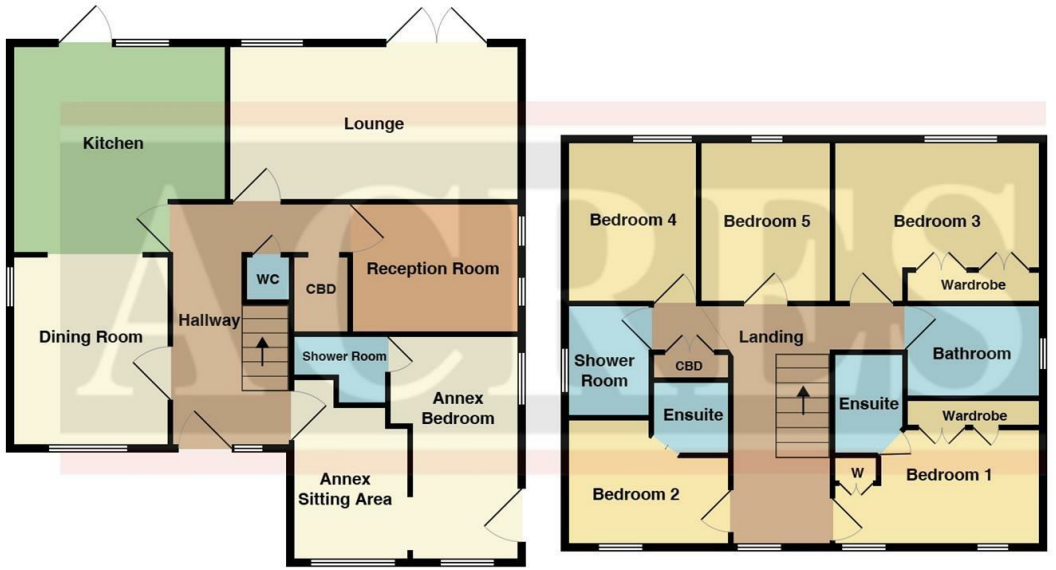
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : F COUNCIL :

VIEWING: Highly recommended via Acres on 0121 321 2101







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.