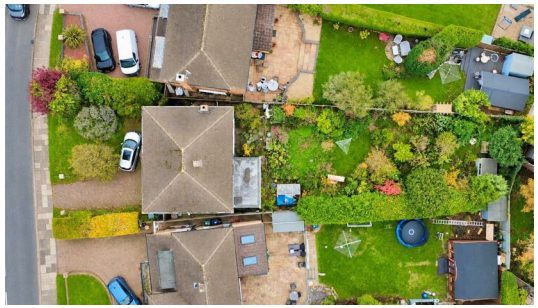
ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- NO ONWARD CHAIN
- Four bedroom detached home
- Wet room & separate WC
- Dedicated dining room & family lounge
- Extended fitted breakfast kitchen
- Additional downstairs guest cloakroom/w.c.
- Multivehicle drive to fore
- Single garage
- Private, mature and extensive rear garden
- Close to local amenities





WYLDE GREEN ROAD, WYLDE GREEN, B72 1HD - PRICE GUIDE £500,000

Occupying a highly desirable, central position in Sutton Coldfield, this substantial four bedroomed, freehold, detached family home offers generous internal proportions and exciting scope for personalisation and redevelopment (subject to necessary permissions). Ideally situated within walking distance of a wealth of local amenities and close to well-regarded schooling, the property enjoys an excellent setting for family living. Readily-available bus services along the Birmingham Road provide convenient transport links throughout the local area and beyond. Offering spacious and versatile accommodation throughout, this traditional family home presents an excellent opportunity for purchasers seeking a property to make their own. Benefitting from gas central heating and PVC double glazing (both where specified), internal rooms briefly comprise an enclosed porch, deep entrance hall, a dedicated dining room flowing through double doors into a further rear lounge, a substantial extended fitted breakfast kitchen, practical boot room and guest cloakroom/WC. To the first floor are four well-proportioned bedrooms, a family wet room and a separate bathroom, completing the internal accommodation. Externally, the property is approached via a multi-vehicle driveway providing access to a single garage. To the rear, a generously planted garden, predominantly comprising mature trees and shrubs, offers excellent potential for landscaping and the creation of an attractive outdoor retreat. With its superb location, generous accommodation and considerable potential, internal inspection is highly recommended to fully appreciate the opportunity on offer. EPC Rating D.

Set back from the road behind a multi vehicle drive with lawn and shrubbed bushes to perimeters, access is gained into the accommodation via a PVC double glazed obscure door into:

PORCH: Space is provided for storage, a further obscure glazed door opens to:

ENTRANCE HALL: Doors open to a fitted breakfast kitchen, dining room and family lounge, two storage rooms, radiator, stairs off to first floor.

DINING ROOM: 14'07 (into bay) x 12'08 max / 11'03 min: PVC double glazed bay window to fore and window to side, space is provided for a dining table and chairs, radiator, door back to entrance hall and sliding doors open to:

REAR FAMILY LOUNGE: 15'02 x 12'04: PVC double glazed windows and door open to rear garden, space is provided for a complete lounge suite, radiator, sliding double doors open to dining room with further door opening to entrance hall, breakfast windows open to:

FITTED BREAKFAST KITCHEN: 20'03 x 13'03: PVC double glazed windows and door open to rear garden, matching wall and base units with recesses for washing machine, dishwasher and free-standing fridge / freezer, integral oven having grill over, roll edged work surface with sink drainer unit, gas hob offering extractor canopy over, tiled splashbacks, space is provided for a breakfast table and chairs, radiator, breakfast windows to family lounge, access is also provided into:

BOOT ROOM: Offering doors to a guest cloakroom / WC and garage as well as an obscure glazed door to side.

GUEST CLOAKROOM / WC: Suite comprising low level WC and wash hand basin, tiled splashbacks, door back to boot room.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed windows to fore, a substantial landing space gives access to four bedrooms, a wet room and guest cloakroom / WC as well as storage, radiator.

BEDROOM ONE: 15'02 x 11'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 12'09 x 11'03: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 12'09 x 8'03: PVC double glazed windows to fore and to side, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FOUR: 8'09 x 8'00: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

WET ROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower area with glazed splash screen door, vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

GUEST CLOAKROOM /WC: PVC double glazed obscure window to side, suite comprising low level WC, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to lounge and to kitchen.

SINGLE GARAGE: 16'07 x 8'05: (please check suitability for your own vehicle use): 80/20 split door opens to fore, internal door opens to boot room.















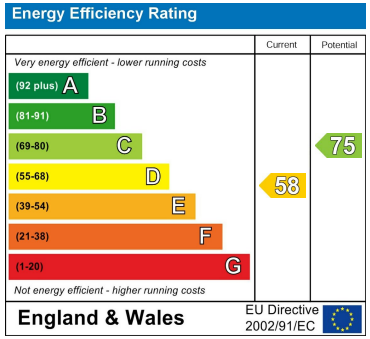
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.