

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Stylish and extended traditional styled property
- * Beautifully positioned on the border of Wylde Green
- * Welcoming entrance hall
- * Lounge with wood burning stove
- * Wonderful extended Dining/Sitting room
- * Extended kitchen
- * Three bedrooms
- * Generous bathroom with white suite
- * Fore garden offering multiple parking space
- * Long rear garden with patio, lawn and storage



256 Orphanage Road, Erdington, B24 0BE ~ Offers over £325,000

Beautifully positioned on the corner of Orphanage Road and Douay Road right on the border of Wylde Green this stylish and extended traditional styled property benefits from double glazing and gas central heating (both where specified). The interiors are very stylish throughout and enjoy welcoming entrance hall, lounge with wood burning stove, extended dining/sitting room with double opening doors out to garden, extended kitchen and side verandah. To the first floor are three excellent bedrooms and a generous family bathroom with white suite. Outside is a very deep fore garden offering multiple parking space and to the rear is a wonderful long and mature garden with patio, large lawn planted flowering and verdant trees and shrubs throughout and large store with light and power. Viewing is essential to appreciate what a lovely home this would be. Energy Rating D

Access is via a very deep fore garden offering multiple off road parking spaces and access to a feature timber glazed reception door with leaded light stained glass window to side into:

HALLWAY A welcoming entrance with double glazed opaque window to side, newel and balustrade staircase to first floor, coving and picture rail, radiator, timber effect floor, door into under stairs storage cupboard and further doors into kitchen, dining/sitting room and:

LOUNGE 14'5" max into bay 12'0" min x 11'10" Having a double glazed bay window to front, picture rail, fitted wood burning stove, radiator

DINING /SITTING ROOM 18'6" x 10'7" max 10'0" min A wonderful extended living room with dining and sitting area, double glazed window system to rear including double opening doors out to garden, picture rail, radiator, classically styled fire surround with Marbelesque back and hearth plus fitted living flame effect electric fire, timber effect floor

KITCHEN 15'4" x 6'10" Being fitted with a range of units to include drawer, base and eye level cupboards, timber work surfaces, tiling to splashback, four ring gas hob with electric oven under and extractor hood over, stainless steel sink and drainer, space and plumbing for washing machine, space and plumbing for dishwasher, double glazed window to rear, two further windows and door to side, radiator

FIRST FLOOR LANDING Access to loft space, double glazed opaque window to side, door into:

BEDROOM ONE 15'0" max into bay 12'0" min x 11'10" Double glazed bay window to front, radiator, picture rail and original styled fire surround

BEDROOM TWO 11'10" x 10'8" Double glazed bay window to rear offering beautiful garden views, picture rail, radiator

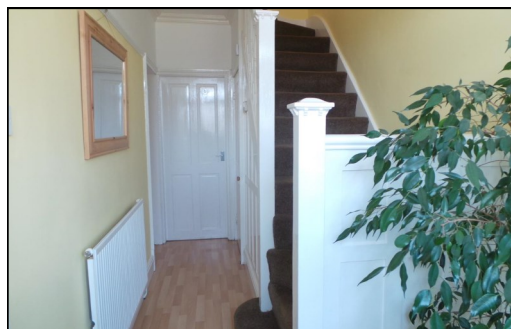
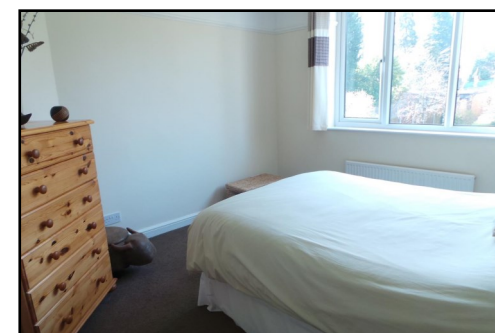
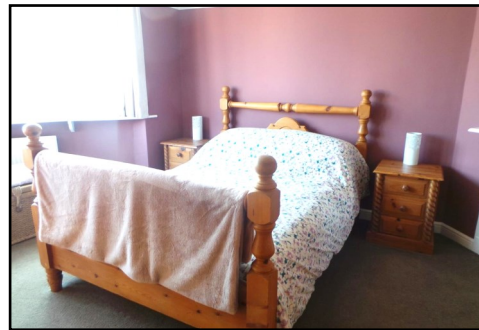
BEDROOM THREE 8'0" x 5'10" Double glazed window to front, radiator, timber effect floor

BATHROOM Having a white suite comprising panelled bath with overhead shower and rinser aid, glazed shower screen, pedestal wash hand basin, close coupled W.C, tiling to walls, double glazed opaque window, large storage cupboard housing wall mounted central heating boiler

SIDE VERANDAH With door to front and rear, excellent storage space

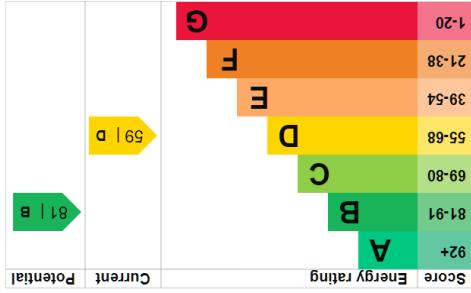
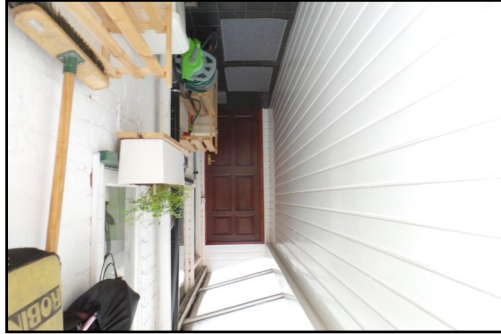
REAR GARDEN A long garden with patio to fore leading to a lawn with pathway to side having a mixture of flowering and verdant trees and shrubs throughout, electric socket and garden tap

GARDEN STORE 12'5" x 9'3" Having light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





VIEWING:

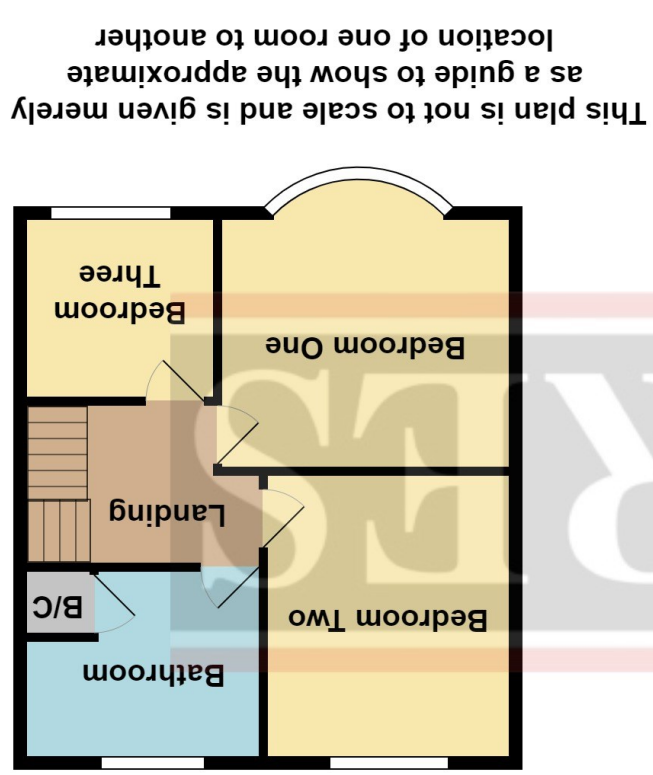
FIXTURES & FITTINGS:

COUNCIL TAX BAND:

C

As per sales details.

Recommended via Acres on 0121 350 5533.



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)

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.

