

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Extended family home
- * Enclosed porch and hallway
- * Large open plan Lounge/dining room
- * Modern styled kitchen with high gloss units
- * Three double bedrooms
- * Bathroom with white suite
- * Wide fore garden with lawn
- * Enclosed rear garden
- * Garage



72 Woodcote Road, Erdington, B24 0HB ~ Offers over £260,000

This is a lovely traditionally styled family home that has been extended to enhance the interiors. Benefiting from double glazing and gas central heating (both where specified) The interiors offer, enclosed porch, entrance hall, large L shaped living room with dining and lounge areas, stylish fitted kitchen with modern styled high gloss units. To the first floor are three double bedrooms (bedroom three being extended) and family bathroom with white suite. Outside is a wide fore garden with lawn and pathway plus driveway leading to garage front. To the rear is an enclosed garden with patio and stone chipped garden area. Viewing is essential to appreciate the excellent accommodation that is on offer. EPC E

Access is via a wide fore garden with lawn and pathway plus drive leading to garage front and;

ENCLOSED PORCH: Double glazed window to side and front, feature double glazed door, tiled floor, wall light points, timber and glazed reception door with patterned window to side into;

HALLWAY: Newel and balustrade staircase to first floor, radiator, timber effect floor that continues through to;

OPEN PLAN LIVING ROOM -

Dining Area: 12'0" max into bay 10'0" min x 10'10" With double glazed bay window to front, dado rail, radiator and open archway leading to;

Lounge Area: 20'9" max 9'6" min x 13'6" max into bay 7'6" min With two double glazed patio doors to rear, classically styled fire surround with tiled back and hearth and fitted gas fire, further radiator and door into;

KITCHEN: 13'6" x 7'3" A spacious modern styled fitted kitchen with a range of high gloss units to include drawer, base and eye level cupboards, integrated dishwasher, space and plumbing for washing machine, stainless steel sink and drainer, fitted four ring gas hob with extractor over and oven under, work surfaces and tiling to splashback, double glazed window to front, ladder style radiator / towel rail, tiled floor and door into garage

FIRST FLOOR LANDING: Access to loft space and doors into;

BEDROOM ONE: 13'6" max into bay 11'0" min x 10'9" max 9'7" min to chimney breast. An excellent double bedroom with double glazed bay window to rear, radiator

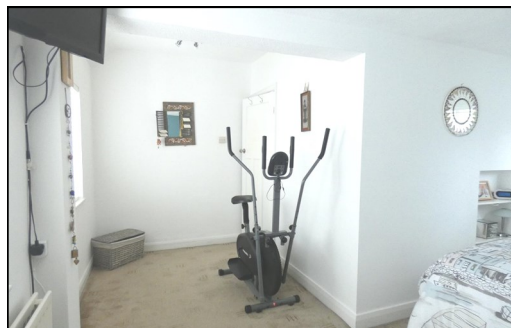
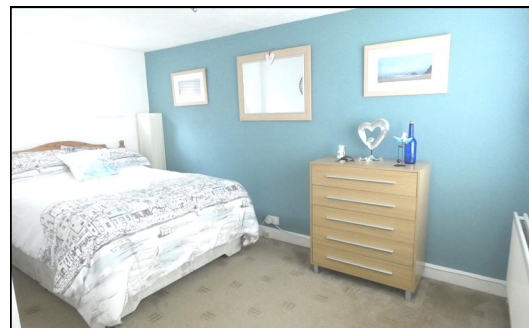
BEDROOM TWO: 12'5" max into bay 10'0" min x 9'1" max 7'11" min Double glazed bay window to front, radiator

BEDROOM THREE: 13'7" max 6'5" min x 7'4" min 15'0" max An excellent extended double bedroom with two double glazed windows to front and double glazed window to rear, radiator

BATHROOM: Having a white suite comprising panelled bath, electric shower over, pedestal wash hand basin, close couple WC, tiling to walls, airing cupboard, double glazed opaque window to rear, chrome ladder style radiator / towel rail

REAR GARDEN: Paved patio to fore leading to a stone chipped garden area with planted border and ornamental pond

GARAGE: (Please check the suitability of this garage for your own vehicle) 18'5" max x 9'9" max 2'6" min to far rear. Up and over door to front, light and power

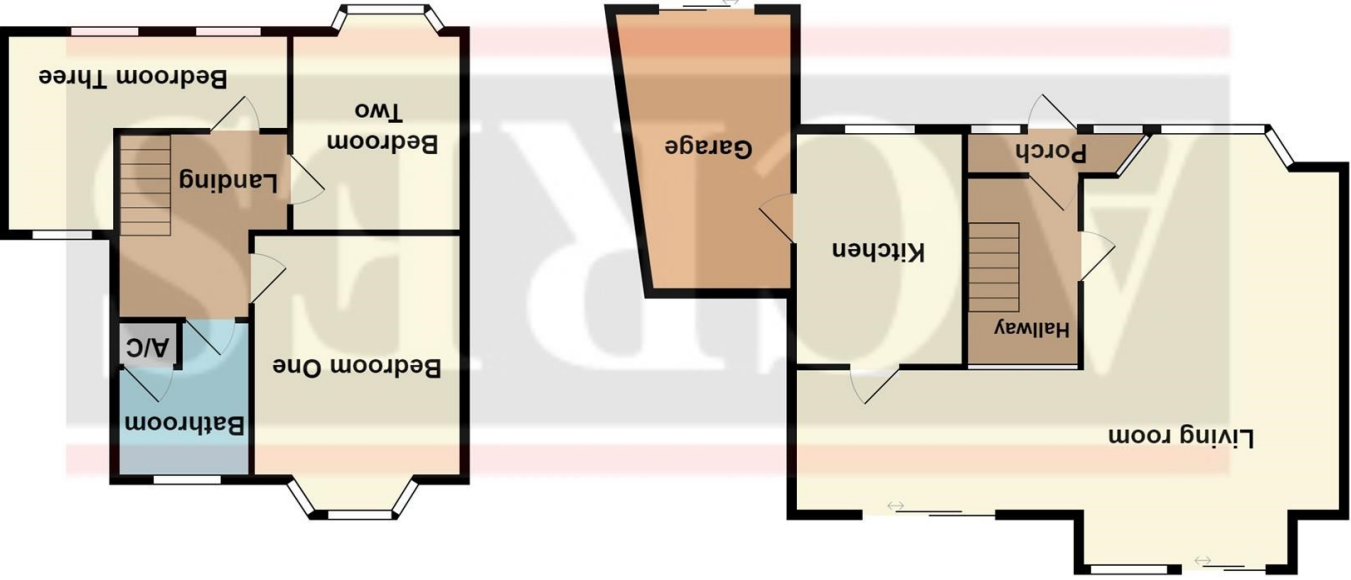


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		78 C



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: C

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.