

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * A detached modern styled property
- * Guests cloakroom
- * Entrance hall
- * Dining Room
- * Family lounge
- * Fitted kitchen
- * Master bedroom with en-suite
- * Two further excellent bedrooms
- * Bathroom
- * Garage and gardens to front and rear



2 WOODCHURCH GRANGE, SUTTON COLDFIELD. B73 5GA ~ Offers around £350,000

This is a lovely detached residence offering modern styled interiors. Benefiting from double glazing and gas central heating (both where specified). The interiors include, entrance hall, guests cloakroom, dining room, family lounge, superb conservatory and fitted kitchen. To the first floor is a master bedroom with en-suite plus two further excellent bedrooms and family bathroom. Outside is a fore garden with planted shrubs and off road parking plus access to garage front. To the rear is a large garden laid mainly to lawn. This property is ideally located for many local amenities, viewing is most definitely recommended. EPC RATING C

Access is via a deep fore garden with lawns, planted shrubs and parking space, access to garage front and double glazed reception door into;

HALLWAY:

Staircase to first floor, coving to ceiling, radiator, door into dining room, door into;

GUESTS CLOAKROOM:

Double glazed opaque window to front, radiator, white close coupled WC and wash hand basin

DINING ROOM: 9'8" x 9'6" min 12'8" max

Double glazed window to front, coving to ceiling, radiator, doors into kitchen and door into understairs store cupboard

FAMILY LOUNGE: 11'2" x 13'0" max 12'3" min to chimney breast

Having double glazed patio door system leading to conservatory, double glazed window, coving to ceiling, radiator and feature minster style fire surround with fitted living flame effect fire

CONSERVATORY: 12'2" x 7'11"

A superb addition to the family home having double glazed windows to sides and rear, double opening doors to garden

KITCHEN: 11'1" x 7'5"

Having a range of drawer, base and eye level cupboards, work surfaces and matching breakfast bar, tiling to splashbacks, stainless steel four ring gas hob with double oven/grill combination below and extractor hood above, space and plumbing for dishwasher, space for fridge/freezer, radiator, double glazed window and door to rear

FIRST FLOOR LANDING:

Coving to ceiling, access to loft, door into airing cupboards and doors into;

BEDROOM ONE/MASTER BEDROOM: 14'3" max 11'8" min x 9'6"

Two double glazed windows to rear, coving to ceiling, built in wardrobes and door into;

ENSUITE: Having a self contained shower cubicle with fitted shower, white close coupled WC and wash hand basin, tiling to part walls, radiator, double glazed opaque window to rear, extractor fan

BEDROOM TWO: 13'9" max 11'8" min x 8'2"

Double glazed window to front, radiator, door into store cupboard

BEDROOM THREE: 8'5" x 9'8"

An excellent third bedroom with double glazed window to front, radiator

FAMILY BATHROOM:

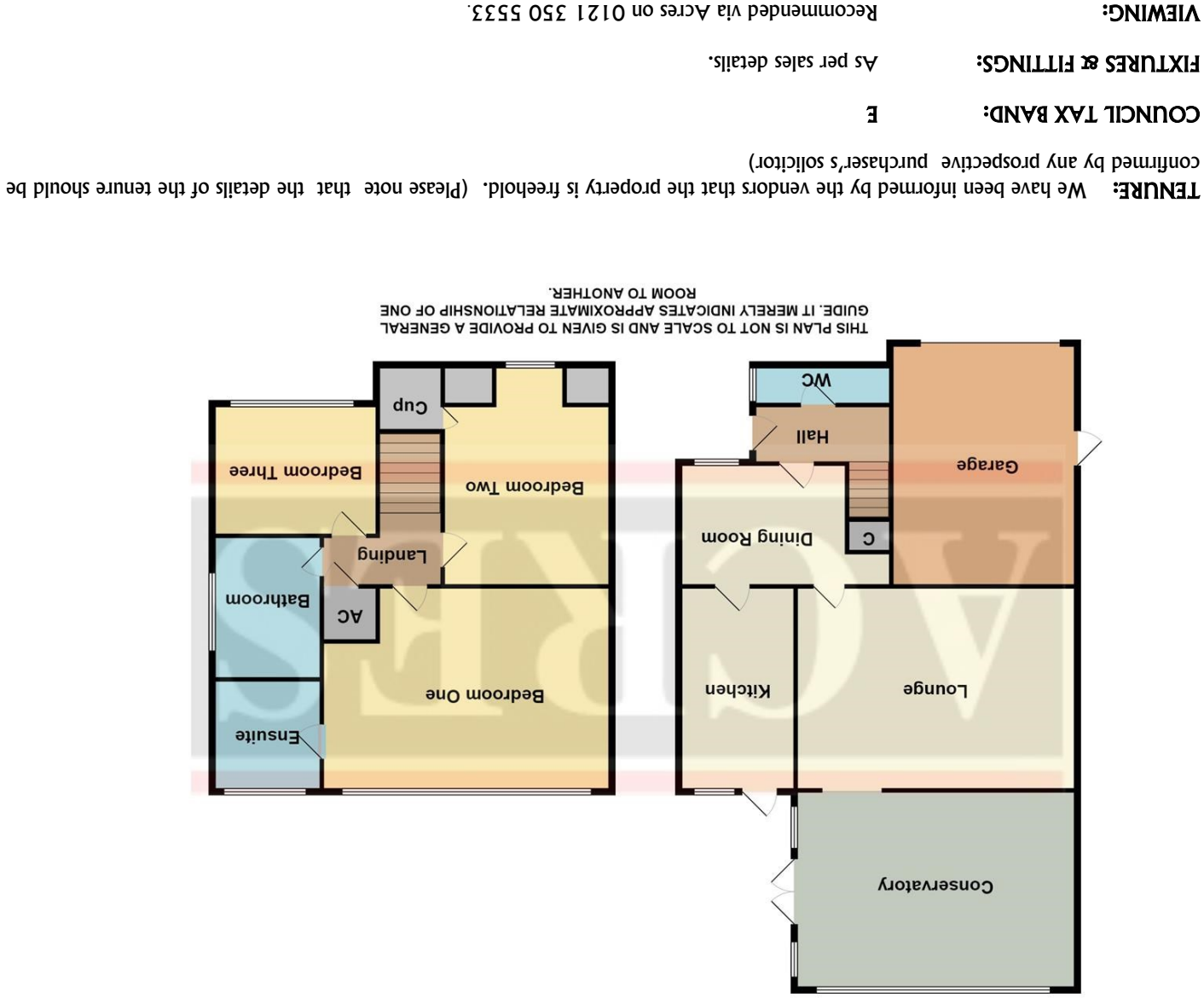
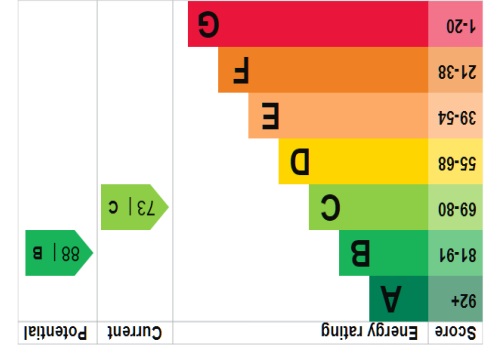
White suite comprising of panelled bath with shower attachment, pedestal wash hand basin, close coupled WC, tiling to part walls, radiator, double glazed opaque window, extractor fan

REAR GARDEN:

A long enclosed garden laid mainly to lawn



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