

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Well presented family home with no chain
- * Popular residential Road
- * Entrance Hall with Study area/Storage
- * Dining Room
- * Rear Lounge with doors out to Garden
- * Side Verandah/Utility, Guests WC
- * Fitted Kitchen
- * Three Bedrooms
- * Family Bathroom
- * Lawned Rear Garden. Off Road Parking and garage



35 Welwyndale Road, Wylde Green. B72 1AW ~ Offers around £340,000

Situated on this popular residential road is this well presented family home with no chain that benefits from double glazing and gas central heating (both where specified). The accommodation offers; entrance hall with large store cupboard - currently used as a study area, dining room, rear lounge with doors out to the garden, fitted kitchen, side verandah/ utility and guests cloakroom. To the first floor are three generous bedrooms, family bathroom and separate WC. Outside to the fore is a brick blocked driveway to garage front, to the rear is a lawned garden. Viewing is highly recommended. Energy Rating C

Access is via a brick blocked driveway with steps to side and stone chipped area to;

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

HALLWAY: Coving to ceiling, radiator, newel and balustrade staircase to first floor, door into under stairs storage/study area, with opaque glazed window, timber effect floor that continues through to;

DINING ROOM: 13'4" max into bay 11'0" min x 10'8" max 9'6" min to chimney breast. Having double glazed bay window to front, coving to ceiling, radiator

LOUNGE: 14'4" max into bay 12'7" min x 11'10" max 10'7" min to chimney breast. Double glazed bay window system to rear including double glazed central door out to garden, coving to ceiling, stylish fire surround with marbelesque back and hearth and fitted living flame effect fire, radiator

KITCHEN: 11'0" x 8'3". Having a range of base and eye level cupboards with contrasting work surface incorporating breakfast bar, tiled splashback, fitted five ring hob with electric oven, extractor hood over, coving and spotlights to ceiling, radiator, double glazed window, stainless steel one and a half bowl sink and drainer, integrated dishwasher and fridge, door out to;

SIDE VERANDAH: Space and plumbing for washing machine, space for other white goods, work surfaces, tiled floor, two skylights, door into garage and door out to garden, further door into;

GUESTS CLOAKROOM: Close coupled WC, wash hand basin with vanity cupboard below, double glazed opaque window

FIRST FLOOR LANDING: Double glazed opaque window to side, access to loft space and doors into;

BEDROOM ONE: 13'10" max into bay 10'10" min x 8'7" min to wardrobe front. Double glazed bay window to front, radiator, built in wardrobes to recesses, coving to ceiling

BEDROOM TWO: 14'9" max into bay 12'7" min x 9'10 min to wardrobe front 11'9" max into wardrobes. A second generous bedroom with double glazed bay window to rear, coving to ceiling, radiator and fitted wardrobes to one side

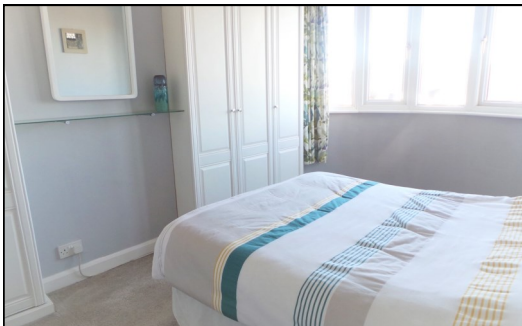
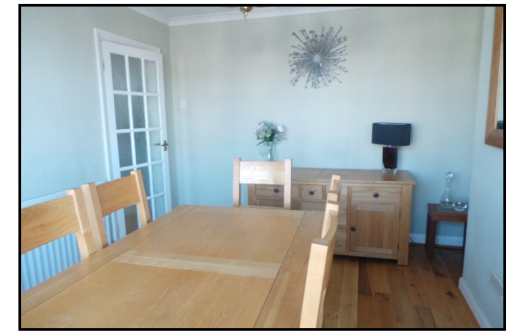
BEDROOM THREE: 9'5" x 8'4". Double glazed window to rear, radiator, coving to ceiling

BATHROOM: Having a panelled bath with shower over and shower screen, wash hand basin set into a vanity unit, cupboard housing gas central heating boiler, coving and spotlights to ceiling, chrome ladder style radiator/towel rail, tiling to walls, double glazed oriel window with deep display sill

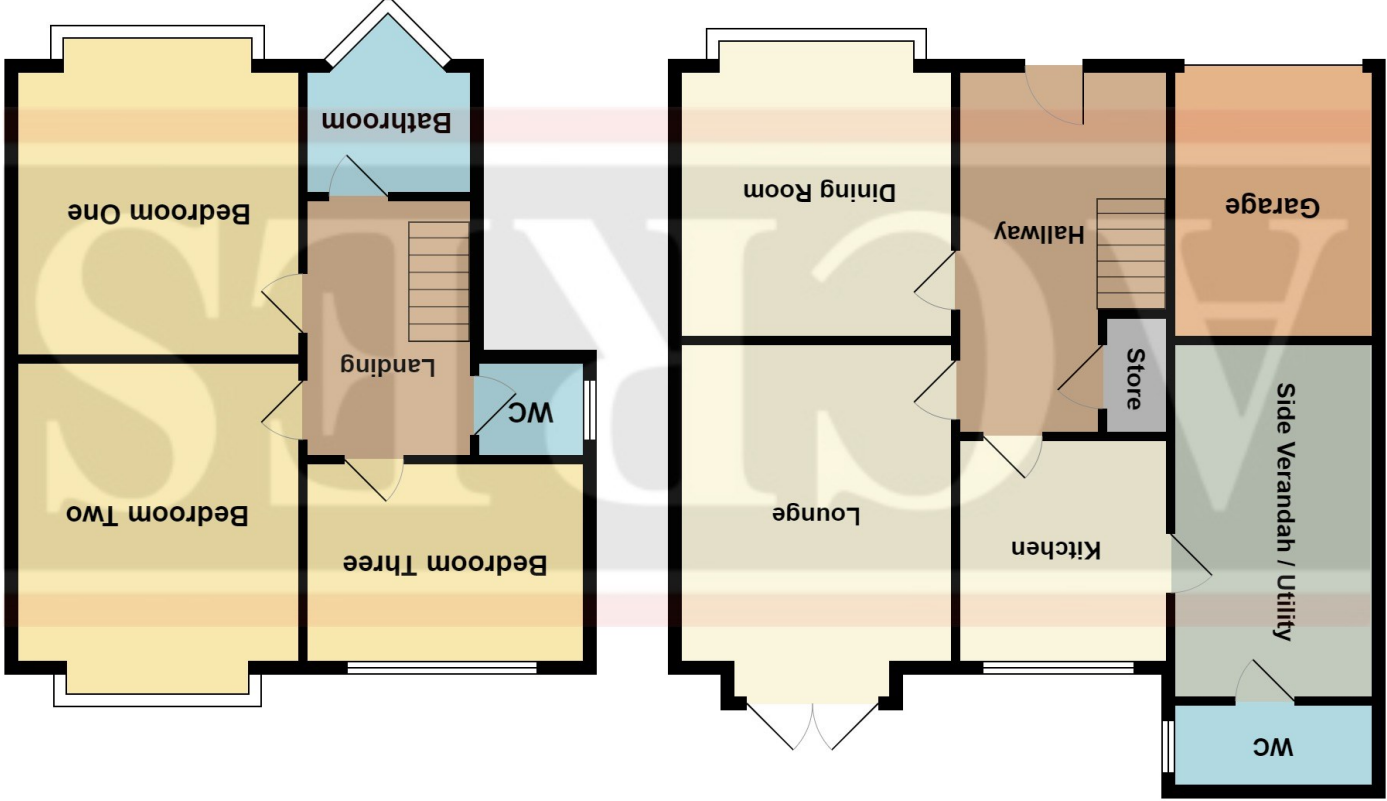
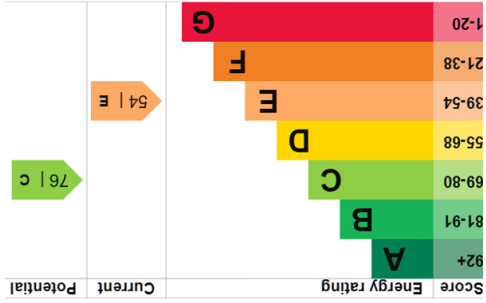
SEPARATE WC: Close coupled WC, wash hand basin and opaque glazed window to side

REAR GARDEN: Paved patio to fore leading to steps up to lawned garden with planted border and fencing to boundaries

GARAGE: 14'7" x 7'5" min 8'1" max 11'2" max into wardrobes (*please check the suitability of this garage for your own vehicle*). Having door to front, light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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: D

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.