

ACRES

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



- * A wonderful four bedroom property
- * Extended and beautifully enhanced throughout
- * Large welcoming hallway, guests cloaks
- * Dual aspect lounge with bi-folding doors
- * Very large dining kitchen
- * Four very generous bedrooms
- * Re-fitted bathroom
- * Deep fore garden with multiple parking space
- * Garage
- * Large rear garden with patio and lawn



17 Woodleigh Road, Wylde Green, B72 1ER ~ Offers around £490,000

It is an honour to market this beautiful residence ideally located in a lovely residential area. Superbly improved throughout the interiors enjoy large welcoming hallway, guests cloakroom, dual aspect living room with bi-folding doors out to the garden, very generous dining kitchen with a re-fitted kitchen presented in grey tones and ample dining area with bi-folding and double opening doors out to the garden. To the first floor are four excellent bedrooms and family bathroom with re-fitted white suite. Outside is a deep fore garden with driveway offering multiple parking space and access to garage front and to the rear is the perfect sized garden with patio to fore leading to a large lawn, planted trees and shrubs. This property really does have the wow factor and it will be a lucky purchaser to secure this sale. EPC rated D

Access is via a deep fore garden with brick blocked driveway with access to garage and offering multiple parking spaces
Feature composite reception door with vertical double glazed panels to either side into:

ENTRANCE HALL Having radiator, staircase to first floor, timber effect flooring, spotlights to ceiling and doors into lounge, kitchen and:

GUEST CLOAKROOM Having a white close coupled W.C, tiling to part walls, space for coats, radiator

LOUNGE 19'00" into bow bay x 12'7" max 10'9" min Being dual aspect with double glazed windows to front and double glazed Bi-folding doors to rear, spotlights to ceiling, period style radiator and a vertical radiator

DINING KITCHEN 19'6" max 9'8" min x 18'5" max 7'6" min A wonderful spacious room continuing with the timber effect floor

KITCHEN AREA Having a range of soft close two toned grey units, work surfaces and tiling to splashbacks, four ring gas hob with electric oven under, stainless steel splashback and overhead extractor hood, stainless steel sink and drainer, space for fridge freezer, integral dishwasher, spotlights to ceiling, double glazed double opening doors into garden, door to utility

DINING AREA A very generous space with two radiators, spotlights to ceiling and double glazed Bi-folding doors out to garden

UTILITY Space and plumbing for washing machine, timber effect floor, spotlights to ceiling, double glazed opaque window and door to side, door into garage

FIRST FLOOR LANDING Access to loft space and doors into:

BEDROOM ONE 19'1" x 7'5" max 7'0" min A wonderful dual aspect room with double glazed window to fore and rear, coving and spotlights to ceiling, access to loft space, radiator

BEDROOM TWO 11'8" max 9'4" min x 12'8" max 11'5" min A second excellent double bedroom with double glazed window offering glorious garden views, spotlights to ceiling, radiator

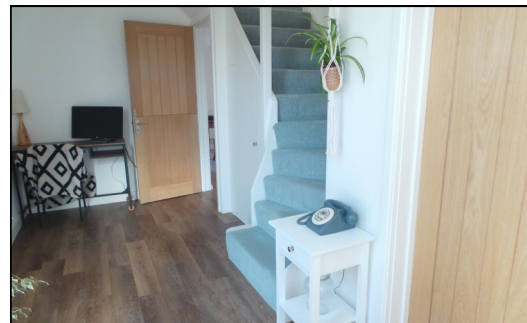
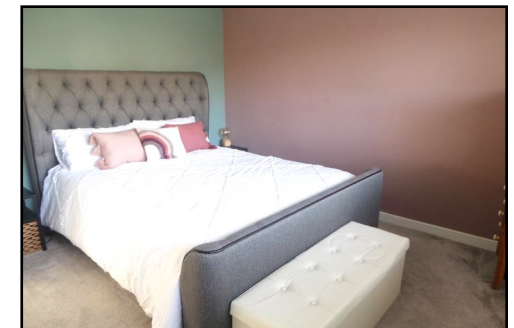
BEDROOM THREE 9'5" x 9'10" min 11'2" max A third double bedroom with double glazed window to rear, spotlights to ceiling, radiator

BEDROOM FOUR 11'4" max x 7'3" max 5'8" min Two double glazed windows to front, radiator, spotlights to ceiling

FAMILY BATHROOM Fitted with a modern white suite comprising P shaped bath with overhead shower and shower screen, pedestal wash hand basin and table top sink, tiling to part walls, spotlights to ceiling, ladder style radiator/towel rail, double glazed patterned window to front

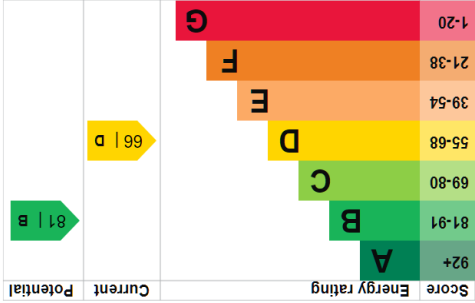
GARAGE (Please check the suitability of this garage for your own vehicle) 16'10" x 10'3" max 8'1" min Up and over door to fore, wall mounted gas central heating boiler, light and power

REAR GARDEN Patio to fore leading to a large lawn, planted with shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



COUNCIL TAX BAND:

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FIXTURES & FITTINGS:

As per sales details.

VIEWING:

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)

