

ACRES

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



- * A wonderful executive styled property
- * Enclosed porch and large hallway and study
- * Incredible modern day living kitchen
- * Much larger than average family lounge
- * Utility and guests cloakroom
- * Master bedroom with en-suite and Juliette balcony
- * Three further excellent bedrooms
- * Luxury bathroom with slipper bath and shower cubicle
- * Deep fore garden with parking and access to garage
- * Very large and well maintained rear garden



64 Wylde Green Road, B72 1HD ~ Offers over £750,000

Acres are delighted to offer for sale this impressive executive styled property sitting proudly on this well regarded residential road. Benefiting from double glazing and gas central heating (both where specified). The incredibly generous interiors include enclosed porch, very large welcoming hallway, study/ third reception room, wonderful living kitchen with sitting and dining area offering modern day living, much larger than average and beautifully presented living room, separate utility and guests cloakroom. To the first floor is a master suite offering large bedroom with fitted wardrobes and Juliette balcony, en-suite shower room, three further excellent bedrooms (bedroom 2 with balcony) and luxury family bathroom. Outside is a deep fore garden offering multiple parking access to garage front and large store. To the rear is a wonderful garden with patio, lawn and plants and trees offering seclusion. This property is a real gem that needs to be viewed internally to appreciate.
Energy Rating D

Access is via A very deep feature fore garden with stone chipped terraces and large brick blocked driveway with access to garage and parking for multiple vehicles

PORCH Double glazed doors to front, tiled floor, double glazed opaque reception door with matching double glazed panels to either side;

ENTRANCE HALL A very generous welcoming entrance hall with staircase to first floor, timber floor, doors into cloaks cupboard, double glazed double opening doors into living kitchen and door into;

STUDY 16'0" x 7'10" Double glazed window to front, radiator

LIVING KITCHEN 22'10" max 12'3" min x 21'3" max 15'0" min A superb room offering modern day living

KITCHEN AREA Being comprehensively fitted with a range of units to include drawer, base and eye level cupboards, fitted island with draw and base cupboards, stainless steel sink with etched drainer, five ring gas hob with extractor hood over, double oven/grill combination, room for American style fridge freezer, integrated wine rack and integrated dishwasher, contrasting quartz work surface, upstands, splashback and windowsill, double glazed window to rear, and glazed bricks to side, tiled floor that continues through to;

LIVING/DINING AREA With ample space for dining and sitting, two radiators, double glazed double opening door with matching side panels out to the garden, bi-folding shutter, double opening doors into living room and into;

UTILITY 8'10" max 7'4" min x 13'0" A spacious work room with base and eye level cupboards, wall mounted gas central heated boiler, space and plumbing for washing machine, space for dryer and other white goods, circular laundry sink with work surface and tiled splash backs, under stairs larder, radiator, double glazed door and window to rear, door into;

GUEST CLOAKROOM White close coupled WC, pedestal wash hand basin, radiator and extractor fan

LIVING ROOM 37'0" max 19'5" min x 20'11" max 11'5" min Wow is the only way to describe this incredibly large living room with double glazed window to front, double glazed window and double opening doors to rear, coving to ceiling, two radiators,

FIRST FLOOR LANDING Access to loft space and doors into;

MASTER BEDROOM SUITE 21'10" min to wardrobe front x 12'5" min 12'11" max (some restrictive head room) A wonderful master bedroom with white high gloss wardrobe system, vertical radiator, double glazed double opening doors with double glazed side panels and Juliette Balcony offering glorious views across the garden, door into;

EN-SUITE/SHOWER ROOM Double sized shower cubicle with overhead shower and rinser, wash hand basin set into a vanity unit, close coupled WC, wall mounted storage cupboards, ladder style radiator/towel rail, spotlights to ceiling, extractor fan and elegant tiling to part walls and floor;

BEDROOM TWO 12'3" max 8'8" min x 13'0" plus door well Double glazed window to front, double glazed door to side leading to balcony, radiator, coving to ceiling,

BEDROOM THREE 13'6" max 5'8" min x 12'10" max 7'8" min A further double bedroom, double glazed window to front, and double glazed window to rear, radiator

BEDROOM FOUR 10'6" max 5'10" min x 10'10" max Double glazed window to front and side, radiator;

LUXURY FAMILY BATHROOM 10'2" x 10'6" Having a white suite including stand alone slipper bath with central tap and shower attachment, sitting on a raised area with platform lighting, oval wash hand basin set onto a vanity unit, close coupled WC, double sized shower cubical with over head shower and rinser aid, elegant tiling to part walls and floor, two ladder style radiator/towel rail, Velux style window to roof, spotlights to ceiling;

REAR GARDEN Having a shaped paved patio to fore, leading to large lawned area, with foliage to boundaries

GARAGE (please check the suitability of this garage for your own vehicle) Up and over door to front



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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.



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

VIEWING:

Recommended via Acres on 0121 350 5533.

FIXTURES & FITTINGS:

As per sales details.

COUNCIL TAX BAND:

F

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)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

