

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Detached Property
- * Guest Cloakroom
- * Lounge/ Dining Area
- * Breakfast Kitchen
- * Three generous bedrooms
- * Master ensuite
- * Family Bathroom
- * Garage
- * Off Road Parking
- * Conservatory



4 Priory Walk, Sutton Coldfield, B72 1XZ ~ Offers around £430,000

Situated on this popular development off Penns Lane, is this well presented detached property. Benefiting from double glazing and gas central heating (where specified) The accommodation offers entrance hall, guest cloakroom, lounge/dining room with patio doors into conservatory, fitted breakfast kitchen. To the first floor are three generous bedrooms, master en-suite and family bathroom, to the fore is brick blocked off road parking, to the rear is a well maintained lawned garden. Viewing highly recommended. Energy Rating TBC. Council Tax Band E.

Access is via A block pathway, off road parking to garage front a lawned area to side

ENCLOSED PORCH Double glazed patio door system, tiled floor, two circular windows to sides, reception door into:

HALLWAY Newel and balustrade staircase to first floor, radiator, coving to ceiling, timber effect floor, doors into living kitchen

GUEST CLOAKROOM Closed coupled WC, wash hand basin, double glazed opaque window to front, radiator, tiling to walls, continuation of timber effect floor

LOUNGE/DINING ROOM 26'7" max 15'4" min x 12'3" max 8'4" min Double glazed window to front with radiator under, timber fire surround with marbelesque hearth and back, fitted living flame effect fire, coving and medallion to ceiling, timber effect floor that continues through to:

DINING AREA Open archway with coving to ceiling, radiator, double glazed patio doors into:

CONSERVATORY/SUN ROOM 9'2" x 9'9" With double glazed windows and double glazed door into garden, timber effect flooring

BREAKFAST KITCHEN 18'5" max x 12'11" max 8'11" min Having a range of cream units to include, drawer base and eye level cupboards, stainless steel sink and drainer, timber effect worksurface and tiling to splashbacks, four ring electric hob with extractor fan over, fitted double oven/grill combination, half door into store cupboard, integrated dishwasher, wall mounted gas central heated boiler, glazed serving hatch, integrated fridge freezer, space and plumbing for washing machine, radiator, ample space for table and chairs, door into garage, double glazed double opening doors to garden

FIRST FLOOR LANDING Double glazed window to side, access to loft space, door into airing cupboard, dado rail, doors into:

BEDROOM ONE 12'1" x 10'0" Double glazed window to rear, his and hers wardrobes, radiator, coving and medallion to ceiling, light toned timber effect floor, door into:

EN-SUITE Having self contained shower cubicle with overhead shower, close coupled WC, wash hand basin set into a vanity unit, radiator, double glazed opaque window

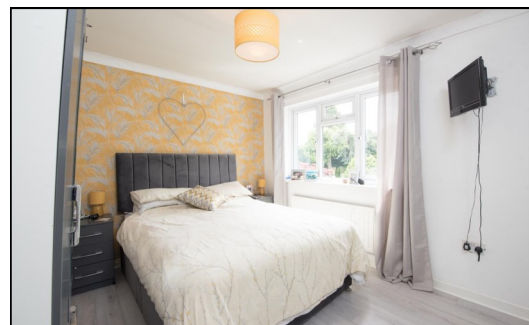
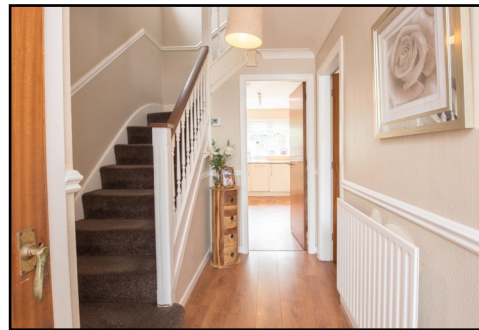
BEDROOM TWO 8'11" plus door well x 11'3" Double glazed window to front, built in double wardrobe, radiator, coving to ceiling

BEDROOM THREE 8'6" x 10'9" max 8'7" min to wardrobe front A further generous bedroom with double glazed window to front, built in double wardrobe, radiator

BATHROOM Having a white suite comprising of panelled bath with telephone shower attachment, close coupled WC, pedestal wash hand basin, radiator, tiling to splash backs and bath area, double glazed opaque window

GARAGE 8'4" x 18'4" (please check the suitability of this garage for your own vehicle) Door to front, light

GARGEN Having paved patio are to fore with lawned garden with planted boarders, fencing to boundaries



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





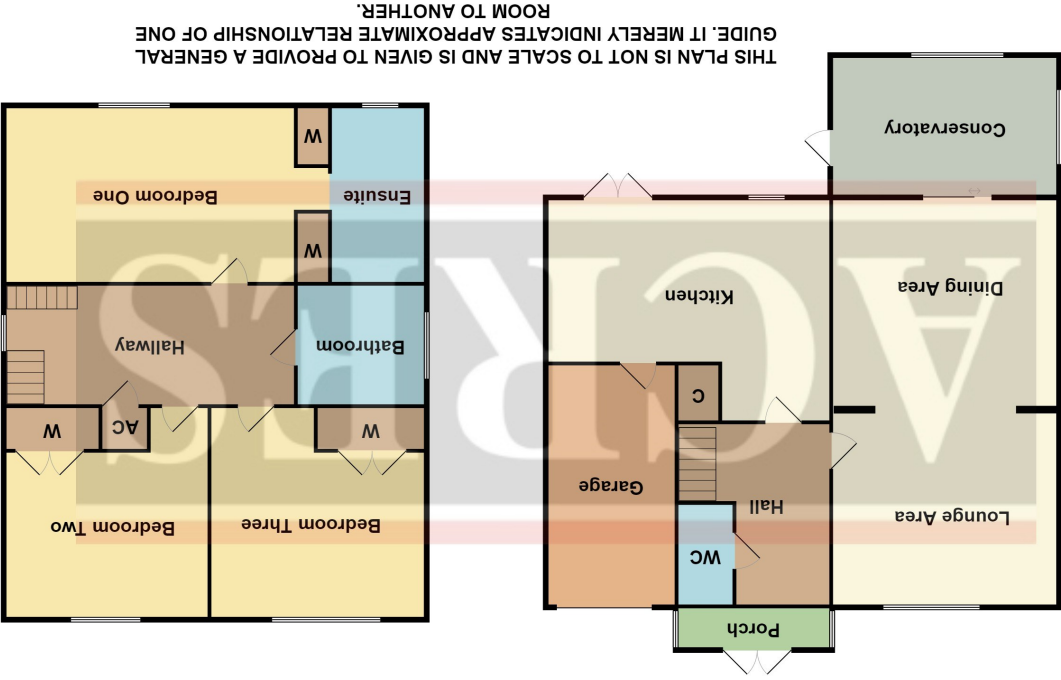
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		68 D	
			83 B

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: E

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.