

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green. B72 1AU  
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- \* A wonderfully spacious detached residence
- \* Enclosed large welcoming hallway
- \* Guest cloakroom
- \* Dual aspect family lounge
- \* Dining Room
- \* Fitted kitchen
- \* Four excellent bedrooms
- \* Family bathroom
- \* Fore garden offering parking and access to garage front
- \* Very generous rear garden



***23 Berwood Road, Wylde Green, B72 1BS ~ Offers Around £450,000***

This is a truly superb property ideally located close to all of Wylde Green's and Walmley's many amenities and very close to Penns Primary school. The property has very generous interiors and includes, large enclosed porch, guests cloakroom, large inviting hallway, dual aspect living room, separate dining room and kitchen. To the first floor are four excellent bedrooms and family bathroom. Outside is a generous fore garden with lawn and multiple off road parking plus access to garage front. To the rear is an incredible garden with patio, large lawn and brick outhouse. Offering no upward chain this is a very exciting property that needs to be viewed internally to appreciate location and all that is on offer. Viewing is by appointment only please call 0121 350 5533. EPC rating D. Council Tax Band E.

Access is via a large fore garden with lawn, planted borders and driveway giving multiple off road parking space and access to garage front and;

**ENCLOSED PORCH:** Double glazed patterned windows to front, radiator, timber and glazed window and door into the entrance hall, tiled floor continuing into;

**GUESTS WC:** Low level WC, pedestal wash hand basin, double glazed patterned window, radiator

**ENTRANCE HALL:** A spacious entrance with half door into store cupboard, double opening doors into second store cupboard, radiator, timber effect floor

**LOUNGE: 20'1" x 11'8" max 10'2" min to chimney breast.** Dual aspect living room, double glazed window to front, double glazed patio door system to rear, two radiators, timber floor

**DINING ROOM: 10'0" x 10'5"** Double glazed window to rear, radiator, timber effect floor, door into;

**KITCHEN: 9'0" x 9'10"**. Having drawer, base and eye level cupboards, work surfaces, tiling to splashbacks, stainless steel sink and drainer, ladder style radiator/towel rail, double glazed window, double glazed door to garden

**FIRST FLOOR LANDING:** A large landing space with double glazed window to front, radiator, access to loft space and airing cupboard with water tank

**BEDROOM ONE: 10' 10" x 11'8"**. Double glazed window to front, radiator

**BEDROOM TWO: 11'8" x 9'0"**. Double glazed window to rear, radiator

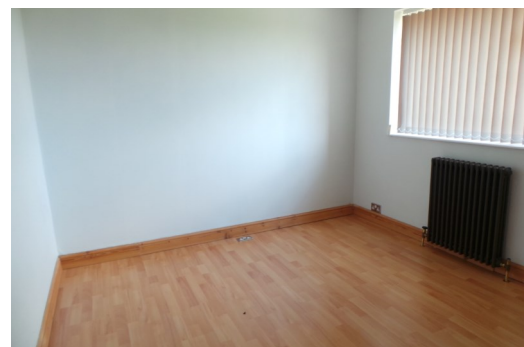
**BEDROOM THREE: 12'1" x 9'10"**. Double glazed window to front, period style radiator, timber effect floor, built in wardrobes

**BEDROOM FOUR: 9'8" x 8'10"**. Double glazed window to front, radiator

**BATHROOM:** Panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, tiling to part walls, radiator, double glazed patterned window and built in storage cupboard

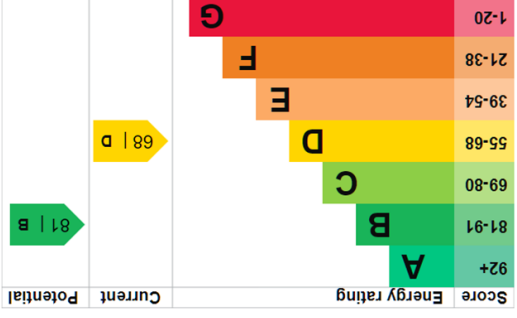
**REAR GARDEN:** A very generous garden with paved patio and brick built out houses and lovely long lawn

**GARAGE: 16'1" x 9'6" max 8'6" min** *(Please check the suitability of this garage for your own vehicle).* Wall mounted gas central heating boiler , double glazed opaque window, light and power



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**VIEWING:**

**FIXTURES & FITTINGS:**

**COUNCIL TAX BAND:**

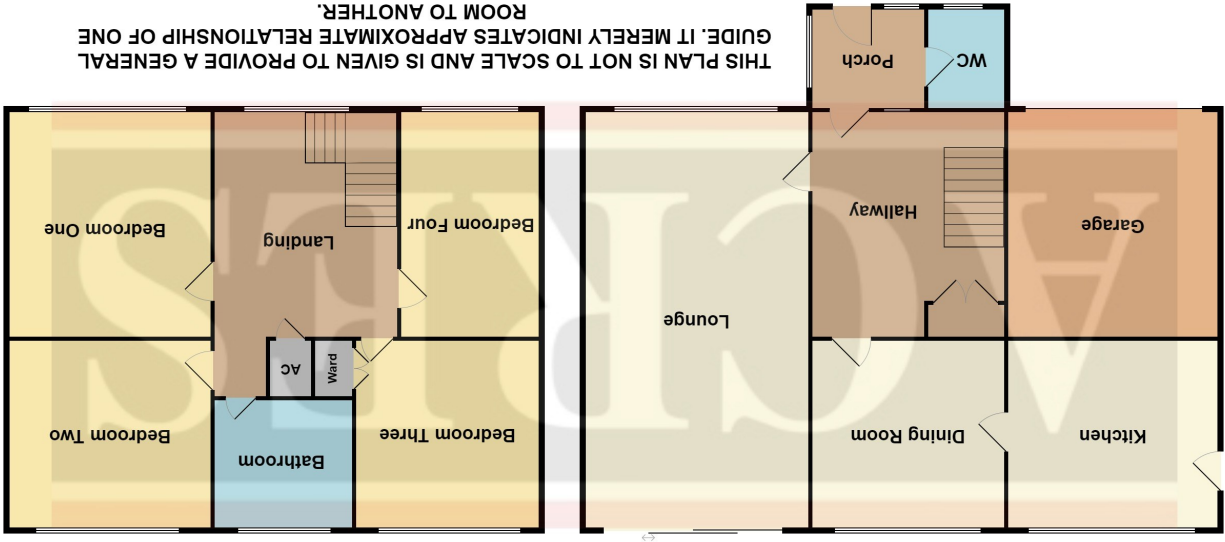
**TENURE:**

Recommended via Acres on 0121 350 5533.

As per sales particulars.

E

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.)



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.