

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* A detached property located on a very popular residential road
- \* Benefiting from double glazing and gas central heating (where specified)
- \* Enclosed porch and welcoming hallway
- \* Guests cloakroom
- \* Dining room with open access to family lounge
- \* Fitted kitchen
- \* Four excellent bedrooms with wonderful rear views
- \* Bathroom and separate W.C.
- \* Garage and fore garden offering parking space
- \* Incredible and very large rear garden



***21 Kempson Avenue, Wylde Green, B72 1HL ~ Offers Over £525,000***

Acres are delighted to offer for sale this incredible freehold residence located on a very popular residential road of executive styled houses. This superb property offers the lucky buyer the opportunity to update to ones own taste and benefits from double glazing and gas central heating (both where specified). The interiors enjoy enclosed porch, spacious entrance hall, dining room with open access through to family lounge, generous fitted kitchen. To the first floor are four excellent bedrooms, family bathroom and separate W.C. Outside is a deep fore garden with lawn, multiple parking space and access to garage front and to the rear is a beautifully matured and larger than average rear garden with patio, lawned areas and an abundance of flowering trees and shrubs throughout. The rear views from upstairs are stunning. Offering no upward chain this would be a very exciting purchase. An early viewing is essential so that you do not miss out. EPC rating E. Council tax band F.

Access is via a large fore garden with bordered lawn and brick blocked driveway offering parking space and access to the garage

**ENCLOSED PORCH** Double glazed window to front and side, tiled floor and double glazed reception door into:

**HALLWAY** A spacious entrance with window to front, staircase to first floor, radiator, timber floor and doors into lounge and dining area, kitchen and :

**GUEST CLOAKROOM** White low level W.C, wash hand basin, extractor fan

**DINING AREA 15'1" max into bay 13'0" min x 11'5"** Double glazed bay window to front and double glazed window to side, radiator and open access into:

**LOUNGE 12'0" x 15'4"** Double glazed picture window and double glazed door to garden, tiled fire surround, radiator

**KITCHEN 11'10" max 8'10" min x 11'0" max** Having a range of drawer, base and eye level cupboards, stainless steel sink and drainer, gas cooker, double glazed window to rear, tiling to splashbacks and floor, radiator, space and plumbing for washing machine, door into larder and door into:

**LOBBY** Door to garage and door to:

**SIDE VERANDAH** with doors to front and rear, door into store and gardener's W.C

**FIRST FLOOR LANDING** An excellent landing space with double glazed window to front and doors into:

**BEDROOM ONE 15'5" x 12'1"** An excellent double bedroom with radiator, large double glazed window to rear offering glorious views

**BEDROOM TWO 13'0" x 11'7"** Double glazed window to front and side, radiator

**BEDROOM THREE 9'0" x 8'2"** Double glazed window to rear, radiator

**BEDROOM FOUR 9'4" max x 8'6" (some restricted head room)** Double glazed window to front, radiator

**BATHROOM** Having panelled bath with electric shower over, pedestal wash hand basin, tiling to majority of walls, radiator, double glazed patterned window

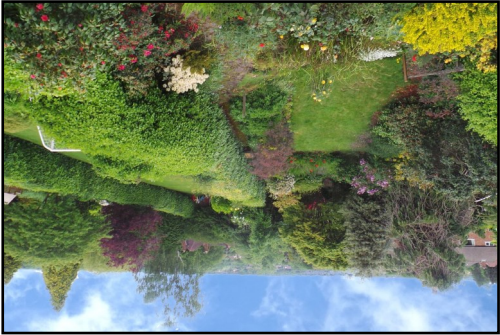
**SEPARATE W.C** Having low level W.C and opaque glazed window

**GARAGE 16'10" x 8'6" (Please check the suitability of this garage for your vehicle)** Electric up and over door, light and power, window to side, wall mounted gas central heating boiler

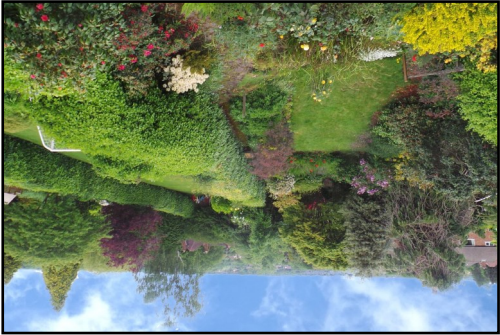


**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





| 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             |         |           |
|       |               | 51   E  | 71   C    |



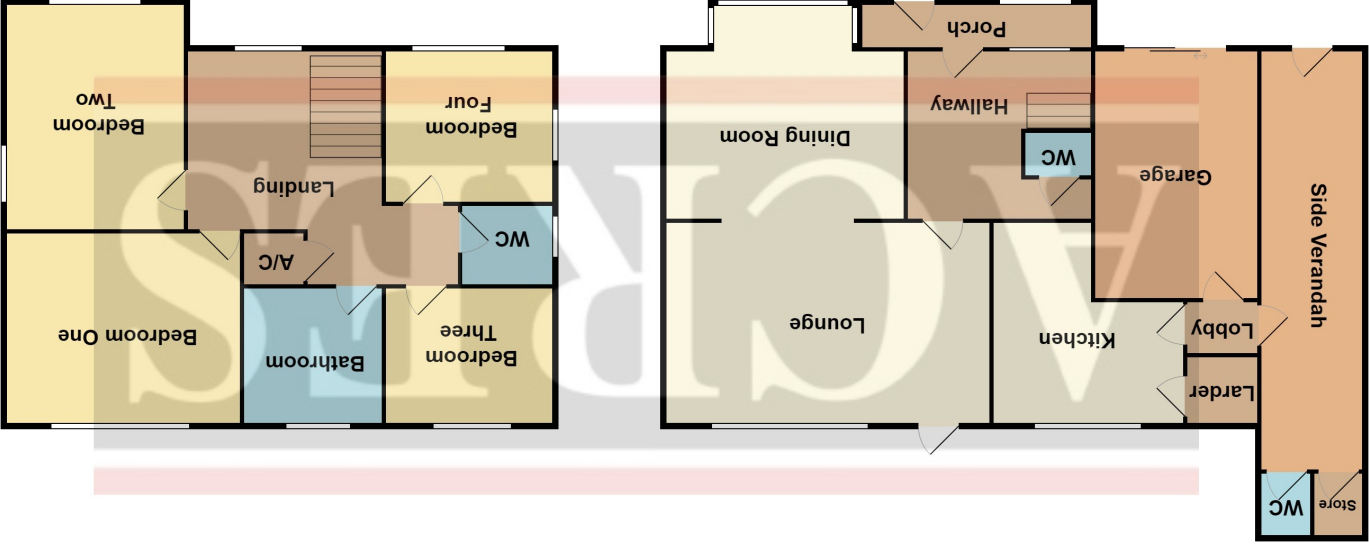
**TENURE:** We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX BAND:** F

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 350 5533.

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another



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.