

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A wonderful executive styled property
- * Superb location close to all amenities
- * Entrance hall and guests cloakroom
- * Dual aspect family lounge
- * Formal Dining Room
- * Extended family/sitting room
- * Generous kitchen with pantry off
- * Master bedroom with en-suite, four further bedrooms
- * Large fore garden offering parking and access to garage (treble)
- * Amazing picture book rear garden



12 Greenhill Road, Sutton Coldfield, B72 1DS—Offers Around £850,000

It is a privilege to offer for sale this wonderful freehold, executive styled property situated on a road of extremely well sought after detached residences. The interiors are vast and include entrance hall, guests cloakroom, dual aspect family lounge, formal dining room, extended family/sitting room and generous fitted kitchen. To the first floor is a master bedroom with re-fitted en-suite plus four further excellent bedrooms, re-fitted family bathroom and separate W.C. Outside is a large fore garden offering lawn and planted beds plus driveway for multiple cars and access to a treble garage. To the rear is the perfect garden for the property it is large with patio areas, lawn and an abundance of flowering and verdant trees and shrubs. It will be one lucky buyer to secure this property, so an early viewing comes highly recommended. EPC rating F Council tax band G

Access is via A beautiful and generous fore garden with shaped boarder lawns, planted area and driveway offering multiple parking spaces and access to garage, feature timber reception door into:

ENTRANCE HALL Two leaded light windows to front, newel and balustrade staircase to first floor, door into under stairs storage cupboard, radiator, picture rail, doors into kitchen, sitting room, dining room and

FAMILY LOUNGE 24'5" x 12'5" max 11'3" min A very generous dual aspect living room with double glazed patio door system to rear and leaded light secondary glazed window to front, two radiators, fire surround with fitted living flame effect fire, built in book case

DINING ROOM 14'9" max into bay 12'3" min 12'6" A superb formal dining with secondary glazed leaded light window to rear, decorative coving to ceiling, picture rail and radiator

SITTING ROOM 20'10 x 15'3" max 9'1" min A spacious sitting room with double glazed patio door system to rear overlooking the garden, two radiators, built in storage cupboards and door into inner lobby with build in storage and leaded light secondary glazed window to side, doors into

GUEST CLOAKROOM White close coupled WC, wash hand basin, radiator, opaque glazed window,

KITCHEN 16'1" max 15'1" min x 8'8" min Having a range of drawer, base and eye level cupboards, timber effect work surface, tiling to part walls, one and half bowl sink and drainer, four ring electric hob, double oven/grill combination, two leaded light windows to front, floor standing gas central heating boiler, space and plumbing for dishwasher, double opening doors into larder and serving hatch through to sitting room, further door into:

GARAGE 44'10" x 9'1" max 8'0" min (please check the suitability of this garage for your own vehicle) Space and plumbing for washing machine, steps down to double opening doors to front, and pedestrian door to side, window to rear and sides, door out to garden, light and power

FIRST FLOOR LANDING Access to loft space, secondary glazed leaded light window to front, picture rail, door into storage cupboard and doors into:

MASTER BEDROOM SUITE 17'3" max 8'5" x 14'8" max to wardrobes 10'6 min A lovely generous master bedroom with window to rear, offering glorious views over the garden, built in modern styled wardrobes to rear, and further built in wardrobes

EN-SUITE Refitted with self contained shower cubicle with overhead shower and rinser aid, close coupled WC, electric chrome ladder style radiator/towel rail, spotlights and extractor to ceiling, grey toned tiling to walls and fitted mirror fronted medicine cabinet, half door into eves storage

BEDROOM TWO 13'5" max 11'8" min x 12'6" max 10'2" min to wardrobe front A second double bedroom, double glazed leaded light window to rear, built in wardrobe system to rear,

BEDROOM THREE 12'7" max 10'5" min to wardrobe front x 12'5" A third double bedroom with leaded light secondary glazed window to rear, radiator, picture rail, built in wardrobe system

BEDROOM FOUR 8'3" x 12'6" max 10'2" min to wardrobe front Leaded light secondary glazed window to front, radiator, picture rail, door into built in wardrobe

BEDROOM FIVE 7'3" x 9'10" Leaded light secondary glazed window to rear, radiator

BATHROOM Refitted with a white suite comprising of double ended bath, wash hand basin set into a vanity unit, self contained shower cubicle with over head shower and rinser aid, chrome ladder style radiator/towel rail, door into storage cupboard, leaded light window to front, contemporary style tiles to walls

SEPARATE WC White close coupled WC, tiling to approx. half height to walls, leaded light window to front

GARDEN An incredible rear garden offering large patio area to fore, long lawn with established boarders, containing an array of flowering and verdant trees and shrubs, further garden area to fore, rear green house and out houses



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	36 F	
1-20	G		



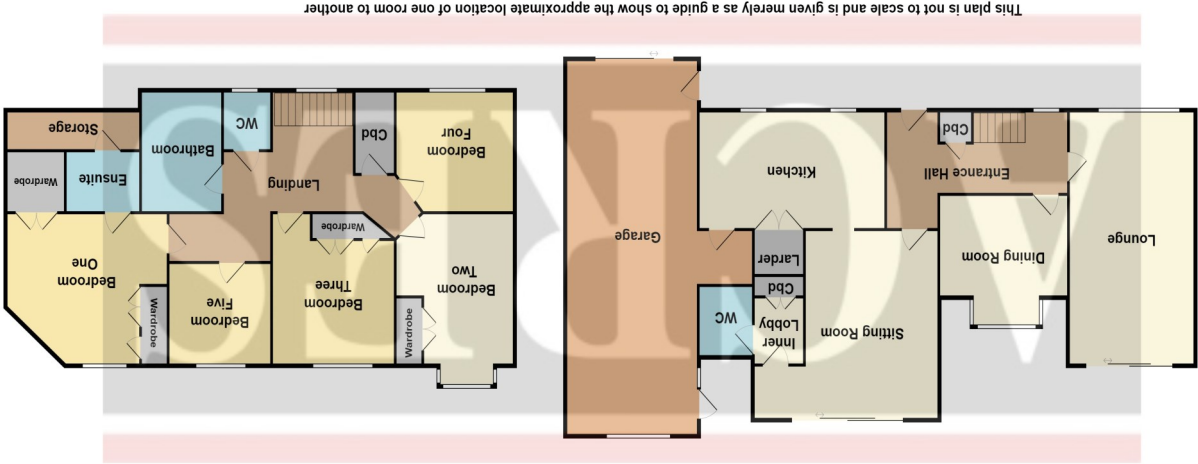
COUNCIL TAX BAND:
G

VIEWING:

As per sales details.

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)



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.