

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Occupying a lovely position on a popular residential road
- * Lounge and extended dining room
- * Generous kitchen
- * Four bedrooms and a study/nursery
- * Garage
- * Front garden with lawn and off road parking
- * Lovely rear garden with patio, lawn and rear store
- * No upward Chain



17 Woodcote Road, Erdington, B24 0EY ~ Offers over £300,000

Occupying a lovely position on a very popular residential road this excellent, extended traditional styled property offers excellent accommodation throughout, internally the property offers entrance hall, lounge, extended sitting/dining room and generous kitchen. To the first floor are 4 bedrooms and a study/nursery and family bathroom with white suite. Outside is a fore garden with lawn and multiple parking space plus access to garage front. To the rear is a well tended garden with patio, lawn and raised planted beds. To the far rear is storage. Offering no upward chain this is an excellent property that needs to be viewed to appreciate. EPC rating E.

Access is via A fore garden with lawn and driveway for multiple parking

OPEN STORM PORCH with tiled floor leading to double glazed reception door with matching double glazed windows to either side into:

HALLWAY Covling to ceiling, newel and balustrade staircase to first floor, radiator, door into under stairs storage cupboard and further doors into Sitting/Dining Room and:

LOUNGE 12'00" max to bay 10'00" min x 11'00" Double glazed bay window to front, radiator, classily styled fire surround, marblesque back and hearth, gas fire

SITTING/DINING ROOM 18'5" max 10'11" min x 10'5" max 6'11" min Having been extended with double glazed windows to rear and sides, radiator, modern styled fire surround with marblesque back and hearth, living flame surround fire

KITCHEN 13'5" x 7'10" max Having a range of drawer, base and eye level cupboards, space for gas cooker, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge freezer, stainless steel one and half bowl sink and drainer, double glazed window and door to rear, radiator, tiling to splashbacks, further doors into:

GARAGE 16'5" x 8'0" (Please check the suitability of this garage for your own vehicle) Up and over door to front, light and power, wall mounted gas central heating boiler

FIRST FLOOR LANDING A winged landing with access to loft space and door into:

BEDROOM ONE 12'5" max into bay 10'00" min x 9'10" min 11'0" max to wardrobes Double glazed bay window to front, his and hers built in wardrobes, radiator

BEDROOM TWO 10'10" x 10'00" max 8'10" min to chimney breast Double glazed window to rear, picture rail, radiator

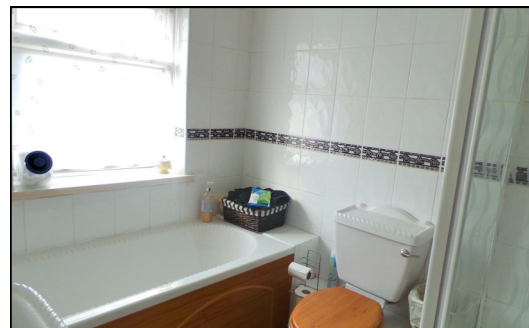
BEDROOM THREE 9'10" min to wardrobe front 11'5" max into wardrobes x 8'0" Double glazed window to front, built in wardrobe and storage cupboards, gas heater

BEDROOM FOUR 9'5" max into wardrobe 7'9" min x 6'10" average measurement Double glazed window to rear, built in wardrobe, gas heater

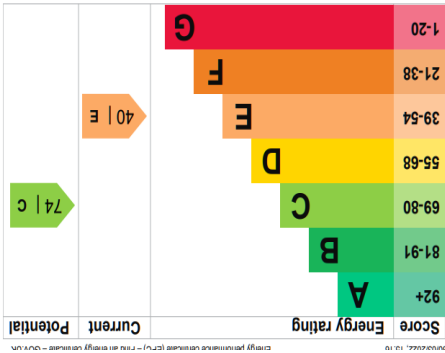
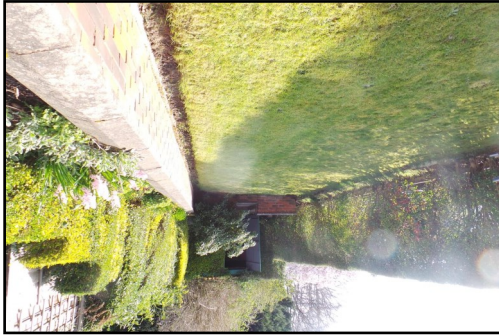
STUDY/NURSERY 6'6" x 5'5" Double glazed window to front, radiator

BATHROOM Having white suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, shower cubicle with fitted electric shower, radiator, double glazed patterned window, tiling to walls with decorative

REAR GARDEN Having a lovely garden with patio, lawn, raised beds and storage to rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

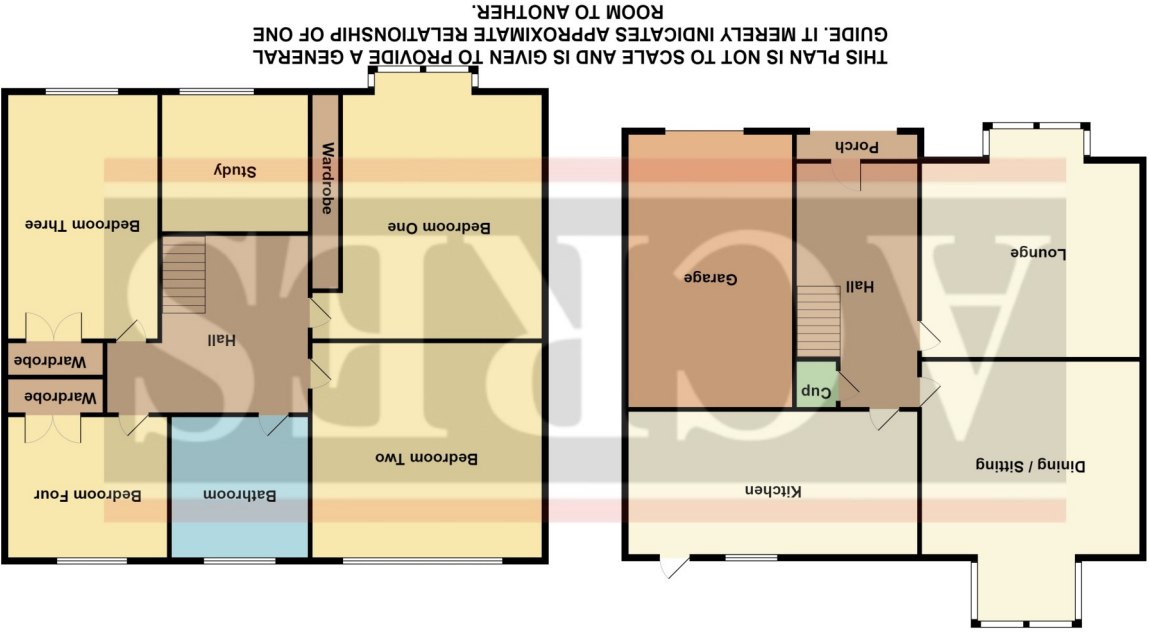


TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C

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.