

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A lovely modern styled semi detached property
- * Beautifully positioned on this very popular development
- * Enclosed porch
- * Stylish living room
- * Excellent fitted kitchen
- * Large garden room with utility area to recess
- * Two double bedrooms one with fitted furniture
- * Shower room
- * Fore garden with parking space
- * Lovely manicured rear garden



90 Kirkwood Avenue, Erdington, B23 5QY Offers around £235,000

It is a pleasure to offer for sale this lovely modern styled freehold property beautifully positioned at the head of this lovely residential development. Benefiting from double glazing and gas central heating (both where specified). The stylish interiors include enclosed porch, lovely living room with staircase to first floor and feature fire surround, stylish fitted kitchen with appliances and very generous garden room with utility area to recess. To the first floor is a master bedroom with fitted furniture, second double bedroom and shower room. Outside is a fore garden with lawn and off road parking space and to the rear is a lovely garden with patio areas, shaped lawn and planted borders. Viewing is essential to appreciate everything about this property. Council Tax Band B. EPC Rating C.

Access is via A lawned fore garden including a driveway offering parking spaces, timber stained glass door into:

PORCH Timber and multiple panel reception door into:

LOUNGE 17'2 max into bay 14'6" min x 11'8" max Double glazed bay window to front, staircase to first floor, radiator, coving to ceiling, stylish minster styled fire surround with fitted living flame effect gas fire, door into:

KITCHEN 11'8" x 8'5" A lovely modern styled kitchen with a range of hight gloss units to include drawer, base and eye level cupboards, fitted gas cooker with extractor hood over, integrated fridge freezer, fitted washing machine, stainless steel sink and drainer, complementary tiling to splash backs, work surface and tiled floor, double glazed window and door to:

GARDEN ROOM 8'5" min 15'7" max to recess 15'3" A very generous extra reception area with double glazed window to rear and sides, double glazed double opening doors to garden recess offering utility space with space for dryer, base and larder unit, work surface and double glazed door to front, spotlights to ceiling, tiled floor, radiator

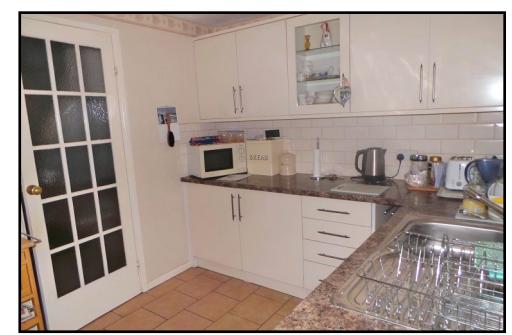
FIRST FLOOR LANDING Access to loft space into fully boarded loft and ladders, doors into:

BEDROOM ONE 9'10" min to wardrobe front 11'10" max to wardrobes 8'8" An excellent double bedroom fitted with a range of stylish furniture to include, wardrobes, overhead storage, bed side cabinets, head board and display shelves, radiator, double glazed window to rear

BEDROOM TWO 8'5" min 11'10" max into recess x 7'7" A second double bedroom with double glazed window to front, radiator, door into storage cupboard housing wall mounted gas central heating boiler

SHOWER ROOM Having a large self contained shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled WC, double glazed opaque window, chrome ladder style radiator/towel rail, elegant tiling to walls and floor

REAR GARDEN A beautifully manicured rear garden with paved patio areas and shaped lawn plus, planted boarders, outside electric point and water, side area with garden shed and gate to front, garden furniture and water feature



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	87 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

COUNCIL TAX BAND:

B

FIXTURES & FITTINGS:

As per sales details.

VIEWING:

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)

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

