

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * Large Terrace property
- * Through Lounge
- * Breakfast Room
- * Kitchen and Utility Room
- * Guest Cloakroom
- * Three generous bedrooms
- * Family Bathroom



118 Short Heath Road, Erdington, B23 6JT Offers around £225,000

Situated on this popular residential road is this large freehold terrace property that benefits from double glazing and gas central heating (both where specified). The accommodation offers hallway, dual aspect through lounge/dining room, guest cloakroom, breakfast room, kitchen and utility. To the first floor are three generous bedrooms and family bathroom, to the rear is a long family sized garden. Offering no chain. Council Tax band B. EPC rating E.

Access is via A brick blocked paved fore garden leading to a:

CANOPY PORCH Double glazed stained glass reception door into:

VESTIBULE Tiled floor and timber glazed door into:

HALLWAY Newel and balustrade staircase to first floor, timber effect floor, radiator, doors into Lounge, Breakfast room and:

GUEST CLOAKROOM Double glazed patterned window, closed coupled WC, pedestal wash hand basin, tiling half height to walls

LOUNGE 28'4" max into bay 24'9" min x 11'5" max 9'5" average 7'8" min Double glazed bay window to front, and double glazed double opening doors to rear, classically styled fire surround with living flame effect fire and decorative inset and tiled hearth, coving and medallion to ceiling, fitted wood burning style fire with tiled hearth, timber effect floor, radiator

BREAKFAST ROOM 10'3" plus door wells x 8'5" Double glazed window to side, timber effect floor, radiator, door into:

KITCHEN 9'4" x 8'6" Having a range of drawer, base and eye level cupboards, work surface and tiled splash backs, one and half bow sink and drainer, under double glazed window, space for electric cooker, timber effect floor, stable door to side and door into:

UTILITY ROOM Having space and plumbing for washing machine, space for other white goods, tiled floor, stainless steel sink and drainer, work surface, tiling to splash backs, double glazed window to side and rear, double glazed door to garden

FIRST FLOOR LANDING Dado rail, door into store cupboard and doors into:

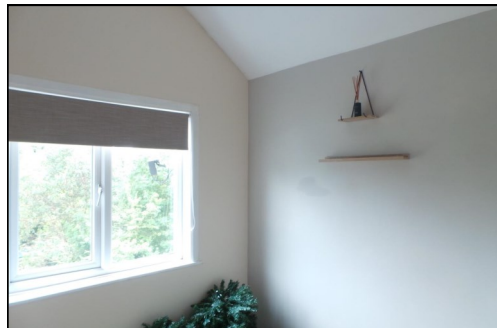
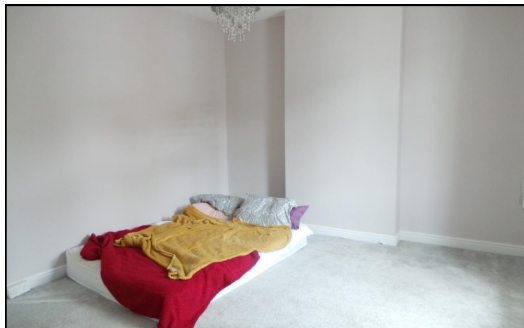
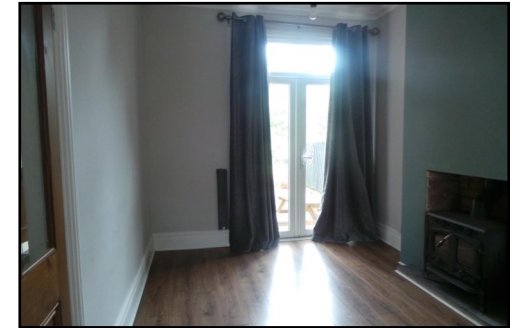
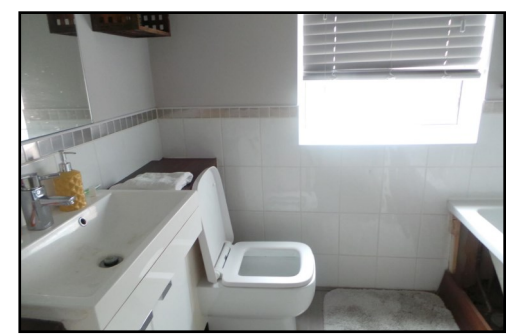
BEDROOM ONE 15'4" max 14'6" min to chimney breast x 12'0" Two double glazed window to front, radiator

BEDROOM TWO 12'2" x 9'6" max 8'7" min to chimney breast Double glazed window to rear, radiator

BEDROOM THREE 7'4" max x 8'7" Double glazed window to rear, timber effect floor

BATHROOM Having a white suite comprising of bath with shower over and glazed shower screen, wash hand basin set into a vanity unit with storage to side, WC, double glazed patterned window, chrome ladder style radiator/towel rail, tiling to half height to walls and shower area, double glazed patterned window

REAR GARDEN Paved patio leading to a large rear garden



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



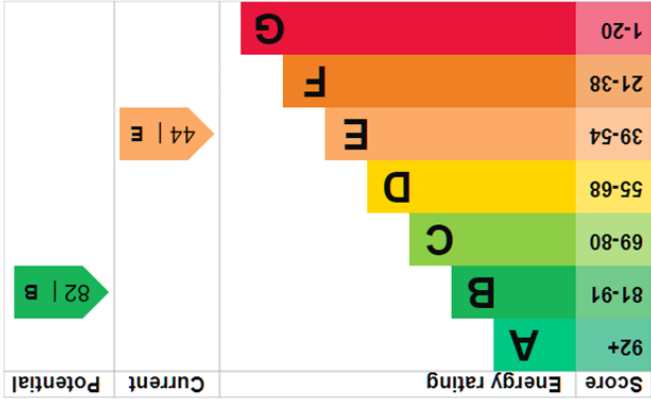
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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.

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: B

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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

