

ACRES

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



- * Modern styled detached property
- * Entrance hall and guests cloakroom
- * Rear family lounge
- * Dining Room
- * Modern styled fitted kitchen
- * Sitting room/study
- * Four bedrooms including en-suite to master
- * Bathroom with white suite
- * Deep fore garden with driveway to Garage
- * Spacious rear garden



68 Fox Hollies Road, Walmley, B76 2RD ~ Asking price of £495,000

This is a lovely modern styled property ideally located for all of Walmley's many facilities. Benefiting from double glazing and gas central heating (both where specified). The interiors include entrance hall, guests cloakroom, generous family lounge double doors through to dining room, sitting room/study (formally a garage) and kitchen. To the first floor is a master bedroom suite with bedroom and en-suite shower room, three further generous bedrooms and bathroom with white suite. Outside is a deep fore garden with lawn and driveway leading to garage front and to the rear is a large mature garden with patio and lawn to rear and side planted trees and shrubs. Viewing is essential to appreciate the position and accommodation on offer. EPC Rating D

Access is via a deep fore garden with lawn and driveway to garage front.

OPEN PORCH leading to reception door into:

HALLWAY Staircase to first floor, timber effect floor, radiator, doors into lounge, kitchen, sitting room

GUEST CLOAKROOM White close coupled W.C, wash hand basin, chrome ladder style radiator/towel rail, double glazed patterned window, tiling to walls and floor

FAMILY LOUNGE 15'8" x 13'1" A generous living room with double glazed window to rear, feature Minster style fire surround with living flame effect fire, radiator, coving and spotlights to ceiling and double opening doors into:

DINING ROOM 12'6" x 8'6" Double glazed window system to rear including door out to garden, radiator, coving to ceiling

SITTING ROOM / STUDY 16'6" max (some restricted headroom) x 7'00 Double bow bay window to front, radiator, spotlights to ceiling,

KITCHEN 17'4" max x 8'6" Having a range of modern styled high gloss units to include drawer, base and eye level cupboards, integrated fridge freezer and dishwasher, four ring gas hob with extractor hood over and fitted electric oven and fitted microwave, stainless steel sink, contrasting quartz work surfaces, splashback and etched drainer, double glazed window to front, double glazed window and door to side, tiled floor, radiator, spotlights to ceiling

FIRST FLOOR LANDING Double glazed patterned window to side, access to loft

MASTER BEDROOM SUITE 13'0" max x 10'3" Double glazed window to rear, built in wardrobe system, radiator and door

EN-SUITE Fitted shower cubicle with overhead shower, wash hand basin, close coupled W.C, chrome ladder style radiator/towel rail, double glazed patterned window, stylish tiling to walls and floor, spot lights to ceiling

BEDROOM TWO 11'3" x 10'4" A second double bedroom with double glazed window to rear, radiator, spotlights to ceiling

BEDROOM THREE 10'2" x 9'3" A third double bedroom with double glazed window to front, radiator, spotlights to ceiling

BEDROOM FOUR 8'1" x 7'1" Double glazed window to front, radiator, dado rail

BATHROOM Having a white suite comprising panelled bath with shower over, pedestal wash hand basin, close coupled W.C, tiling to walls and floor, spotlights to ceiling, double glazed window to front and chrome ladder style radiator/towel rail

GARAGE 18'11" max 18'6" min x 8'2" max 7'9" min Up and over door to front, door to rear, light, space and power for washing machine

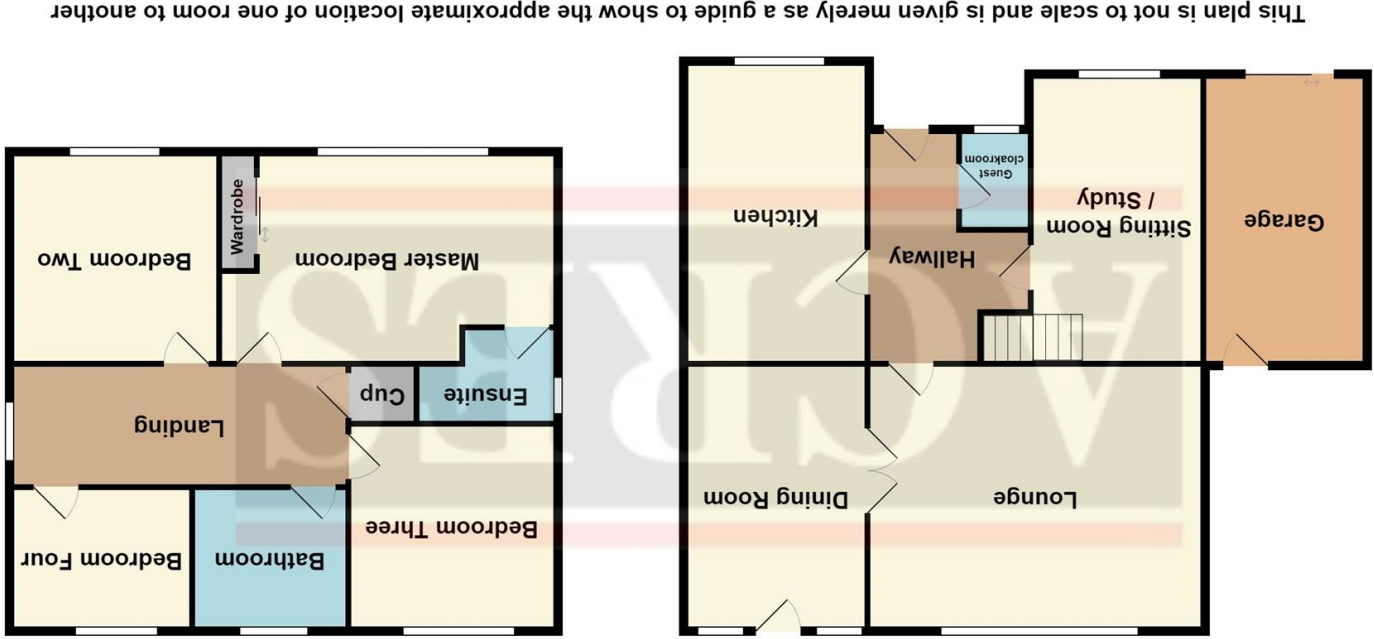
REAR GARDEN A large mature garden with patio and lawn to rear and side planted trees and shrubs



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		
		67 D	78 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: E

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.