

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Beautifully positioned three bedroom apartment
- * Secure Entrance
- * Spacious lounge/dining room with balcony
- * Fitted kitchen
- * Three excellent bedrooms
- * Bathroom with white suite
- * Original 999 year lease
- * Lovely large mature communal gardens
- * Garage en-bloc
- * No upward chain



17 Hawthornden Court, Wylde Green ~ Offers around £215,000

Acres are delighted to offer for sale this fabulous three bedroom apartment beautifully situated on this lovely development off Penns Lane, enveloped within large mature gardens. Benefiting from double glazing and electric storage heating both where specified. The interiors are very generous throughout and include, entrance hall with cloaks cupboard and storage cupboard, very spacious lounge/dining room, fitted kitchen, three excellent bedrooms and a bathroom with white suite. Outside are incredible communal gardens to the front and rear plus a garage to far rear. This property offers no upward chain and should be viewed as soon as possible. EPC Rated D

Access is via A secure entrance with communal landing with stair case up to first floor, timber reception door into;

ENTRANCE HALL Door into cloak cupboard, storage heater and further doors into lounge/dining room, kitchen, bedrooms one, two and three, bathroom;

LOUNGE/DINING ROOM 19'4" x 16'3" max 12'10"min An incredibly generous lounge/dining room with double glazed window to front and side and double glazed window system out to balcony, two storage heaters;

KITCHEN 12'10" x 8'0" An excellent fitted kitchen with a range of units to include drawer, base and eye level cupboards, glazed display and integrated wine rack, four ring electric hob with electric oven under and extractor hood over, stainless steel sink and drainer, space and plumbing for washing machine and dishwasher, space for fridge freezer, contrasting work surface, tiling to splash back and double glazed window;

BEDROOM ONE 12'3" x 12'3" Double glazed window, storage heater;

BEDROOM TWO 12'0" max x 9'10" max 7'1" min Double glazed window, storage heater;

BEDROOM THREE 12'3" x 8'5" A third double bedroom with double glazed window and storage heater;

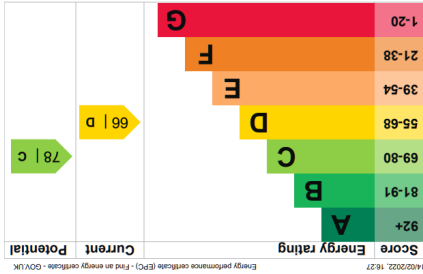
BATHROOM Having a white suite with a P shaped bath with electric shower over and glazed shower screen, wash hand basin set into a vanity unit, close coupled WC, tiling to part walls, double glazed opaque window, ladder style towel rail and door into deep airing cupboard



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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.



COUNCIL TAX BAND: D

VIEWING:

As per sales details.

Recommended via Acres on 0121 350 5533.

TENURE: We have been informed by the vendors that the property is leasehold. (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.

