

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A mid terraced property
- * Generous lounge with deep bay
- * Kitchen
- * Ground floor shower room
- * Three bedrooms
- * Planted fore garden
- * Rear garden with lawn
- * No upward chain



62 Witton Lodge Road, Erdington, B23 5AH - Offers Around £125,000

It is a delight to offer for sale this mid terraced property ideally located for many local amenities including shops, schools and public transport. The interiors benefit from double glazing where specified and includes entrance hall, generous lounge with deep bay, kitchen and downstairs shower room. To the first floor are three excellent bedrooms. Outside is a planted fore garden with pathway and to the rear is an excellent garden with patio and lawn. We are expecting a huge amount of interest in this property so an early viewing is essential so that you do not miss out. EPC rating G

Access is via a planted fore garden and pathway leading to double glazed reception door with double glazed patterned windows to front and sides into:

HALLWAY Staircase to first floor and door into:

LOUNGE 17'0" max into bay 13'10" min x 11'10" max 10'8" min to chimney breast Deep double glazed bay window to front, coving to ceiling, traditional style fire surround with fitted gas fire, timber effect floor, door into understairs storage cupboard and door into:

KITCHEN 9'3" x 9'1" Drawer, base and eye level cupboards, stainless steel sink and drainer, work surfaces and breakfast bar, tiling to part walls, space for gas cooker, double glazed window and door to rear, door into:

LOBBY Door into shower room and door into deep storage cupboard

SHOWER ROOM Having a double sized shower cubicle and fitted electric shower, white pedestal wash hand basin and close coupled WC, tiling to walls and floor, wall mounted electric heater, opaque window to rear

FIRST FLOOR LANDING Access to loft space, door into:

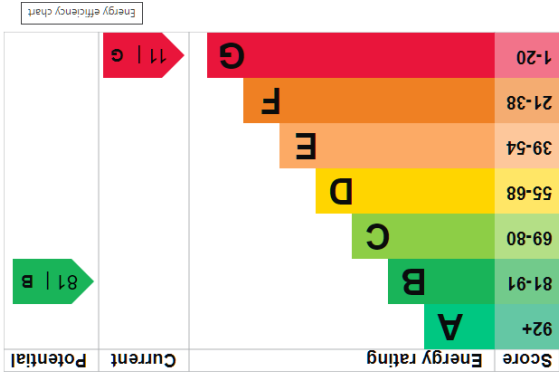
BEDROOM ONE: 10'8" max x 17'3" max 13'10" min A very generous double bedroom with two double glazed windows to front, door into overstairs storage and door into airing cupboard

BEDROOM TWO: 12'10" x 9'4" max Double glazed window to rear

BEDROOM THREE: 9'4" x 7'5" max 6'7" min Double glazed window to rear

REAR GARDEN Patio to fore leading to a long lawn with pathway through, garden shed to far rear, gate to side access





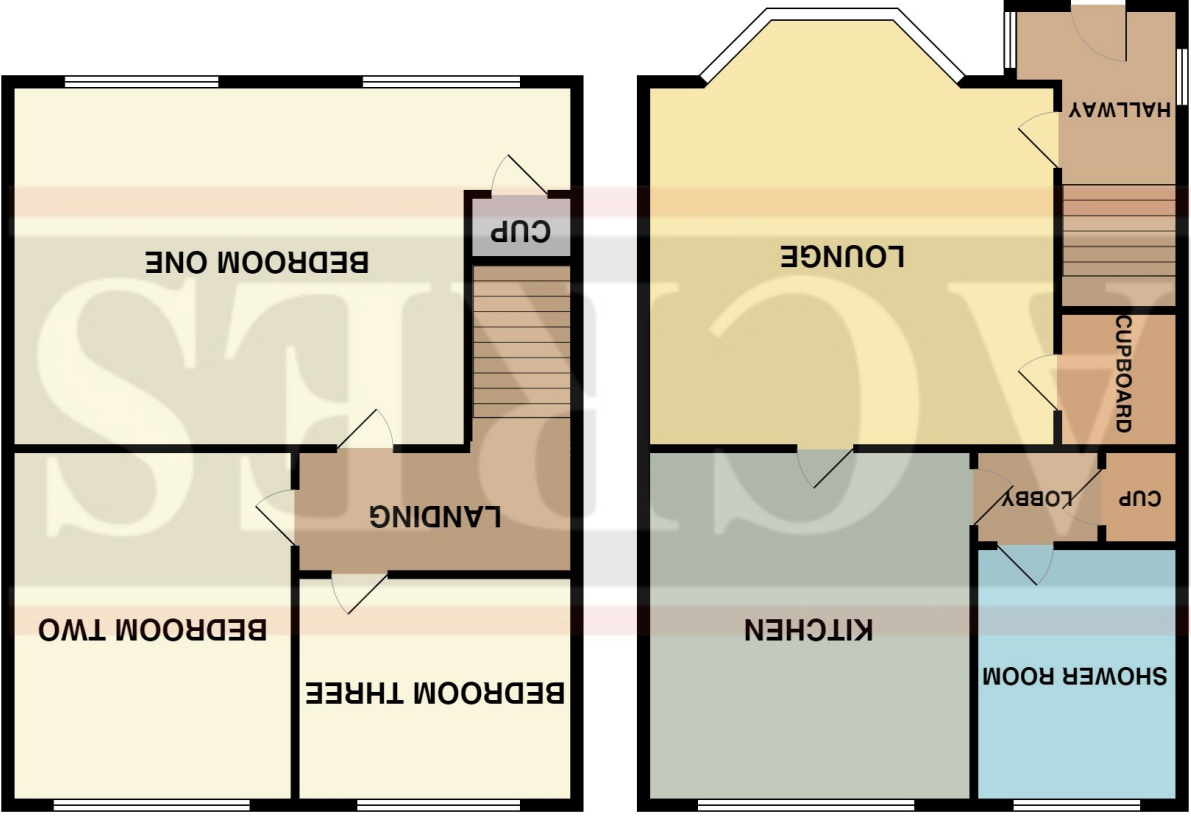
TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: A

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.



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.