

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A beautifully presented and extended property
- * Enclosed porch and hallway
- * Large stylish lounge
- * Comprehensively fitted and extended dining kitchen
- * Wonderful conservatory
- * Three bedrooms to the first floor
- * Family shower room
- * Fore garden offering multiple parking space
- * Amazing rear garden ideal for alfresco dining and entertaining
- * Ornamental pond and summer house



19 Fairford Road , Kingstanding, B44 8DJ ~ Offers around £250,000

This is a wonderful traditional styled property on a lovely cul-de-sac location. Benefiting from double glazing and gas central heating (both where specified). The interiors are extended and beautifully presented throughout and enjoys an enclosed porch, welcoming entrance hall, very generous and stylish living room, beautiful extended dining kitchen with a range of grey toned modern styled units, space for dining furniture and bi-folding double glazed doors leading to a superb heated conservatory. To the first floor are three bedrooms and a large family shower room. Outside is a brick blocked fore garden offering multiple parking space and to the rear is an amazing garden with patio and step up to a large paved area with raised planted beds, gorgeous ornamental pond with bridge leading to further garden/ entertaining area and a summer house. This property is a real gem that needs to be viewed to appreciate all that is on offer. Energy Rating TBC

Access is via A Brick blocked fore garden with feature walls to either side with multiple parking spaces;

ENCLOSED PORCH Double glazed windows to front and side, double glazed reception door, tiled floor, feature doors into;

HALLWAY Picture rail, radiator, timber effect floor, Newel and balustrade staircase to first floor, door into understairs storage cupboard, and door into;

FAMILY LOUNGE 23'5" max to bay 21'0" min x 9'8" min 10'10" max Beautifully presented and very generous in size, with double glazed bay window to front and double glazed double opening doors to rear, picture rail, two radiators;

EXTENDED DINING ROOM/KITCHEN 15'3" max 8'4" min x 16'6" max 6'0" Having a comprehensive range of grey toned units to include drawer base and eye level cupboards, housing for wall mounted gas central heating boiler, four ring gas hob with oven below and extractor hood over, stainless steel sink and drainer, complementary tiling to splash backs, work surface and matching breakfast bar, space for fridge and freeze, space and plumbing for washing machine, space for dryer, radiator, double glazed window to rear and side, tiled floor continued into;

DINING AREA With ample space for furniture, radiator, double glazed bi-folding door out to;

CONSERVATORY 12'0" x 9.8" A wonderful addition to the family home with glazed roof, double glazed windows to sides and rear double glazed double opening doors, radiator, tiled floor;

FIRST FLOOR LANDING Access to loft space, double glazed vertical window

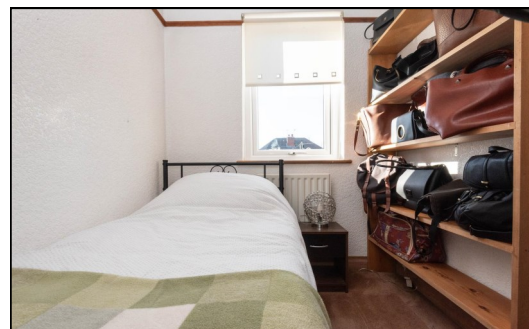
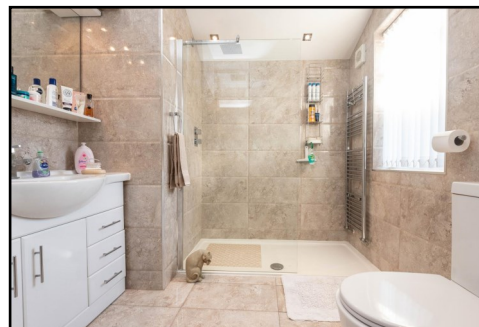
BEDROOM ONE 13'2" max to bay 10'2" min x 9'0" min to wardrobe front 10'7" max into wardrobes An excellent double bedroom with double glazed bay window to front, timber effect floor, radiator, built in mirror fronted wardrobes;

BEDROOM TWO 10'4" x 11'1" max 9'7" min Double glazed window to rear, radiator;

BEDROOM THREE 7'2" x 6'0" Double glazed window to front, radiator, picture rail

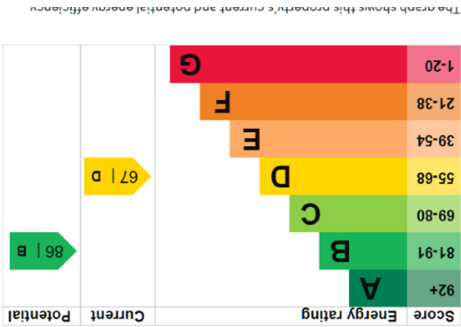
SHOWER ROOM Double sized shower cubicle with over head shower, wash hand basin set into a vanity unit, close coupled WC, double glazed patterned window to side, ladder style radiator/towel rail, stylish tiling to walls and floor, spotlights to ceiling, under floor heating

REAR GARDEN Large paved patio, with steps up to large paved area, ornamental pond with bridge over to further garden area and summer house



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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: C

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.