

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* A superb detached property
- \* Ideal opportunity to enlarge and improve
- \* Dual aspect living room
- \* Rear sun room
- \* Dining Room
- \* Kitchen and large work room plus guests cloakroom
- \* Three excellent bedrooms
- \* Bathroom and separate W.C
- \* Large fore garden offering parking space and access to Garage
- \* Incredibly large mature garden



***47 Wylde Green Road, Wylde Green, B72 1HD ~ Offers Over £425,000***

This is a wonderful opportunity to purchase a superb property that you can upgrade to your own taste. Benefiting from gas central heating and part double glazing both where specified the interiors offer, entrance hall, dual aspect living room with inglenook fireplace and rear sun room, dining room, kitchen and large work room plus guests cloakroom. To the first floor are three excellent bedrooms, family bathroom and separate W.C. Outside is a large fore garden offering parking space and access to garage front and to the rear is a fabulous large and mature garden. We are expecting a huge amount of interest in this property so an early viewing is essential.  
Energy Rating F      Council tax band E

Access is via large fire garden with lawn, driveway for parking and access to garage front and:

**OPEN STORM PORCH:** Timber and glazed reception door into:

**HALLWAY:** Cloaks cupboard, staircase to first floor, oak flooring, door into dining room, kitchen and:

**LOUNGE: 19'5" x 12'10" max 11'2" min.** Leaded light window to front and leaded light double doors to lean to, two radiators, inglenook fireplace with feature fire surround, coving to ceiling, windows to rear and side, radiator

**LEAN-TO:** Windows and door to rear

**DINING ROOM: 10'4" x 9'9".** Leaded light window to front, radiator, continuation of oak flooring, plate rail and feature fire surround with open grate, internal leaded light window to hall

**KITCHEN: 11'10" max x 11'10" max.** Having a range of drawer, base and eye level cupboards fitted four ring electric hob with extractor hood over and electric oven under, Belfast styled sink, tiled splashback and worksurfaces, leaded light window to rear, rear fitted crockery cupboard and door into larder, door out to:

**SIDE WORK AREA / STORAGE:** Wall mounted units, two skylights, leaded light window and door to garden, door into garage and door into:

**GUESTS CLOAKROOM:** Close coupled WC, windows to front and side, skylight, wash hand basin

**FIRST FLOOR LANDING:** Access to loft space, leaded light stained glass window to rear and doors into:

**BEDROOM ONE: 14'10" max x 11'0" max.** Leaded light window to side, built in storage, radiator

**BEDROOM TWO: 13'0" x 8'7" plus 1'10" max to window 8'4" min.** Leaded light window to rear, radiator, door into storage

**BEDROOM THREE: 13'8" max 10'2" min x 10'10" max.** A third excellent bedroom with leaded light windows to front and side, radiator

**BATHROOM:** Having a white panelled bath with telephone shower attachment, pedestal wash hand basin, opaque glazed window, radiator, tiling to walls and floor, cupboard housing wall mounted gas central heating boiler

**SEPARATE WC:** Having a high cistern WC, radiator, leaded light window

**REAR GARDEN:** Crazy paved patio with planted beds and steps down to the main lawned area with an abundance of planted verdant and flowering shrubs and trees

**GARAGE: 16'3" x 8'1" (Please check the suitability of this garage for your own vehicle).** Double doors to front, light and power

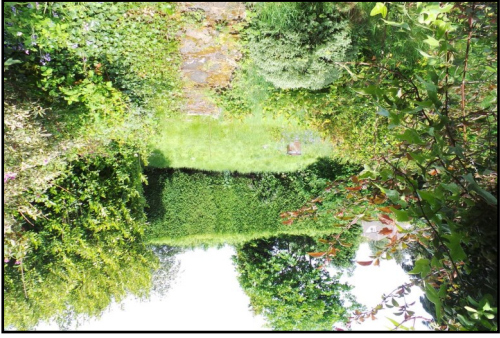




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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68   D
39-54	E		
21-38	F	35   F	
1-20	G		

**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.

