

ACRES

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



- * Semi Detached Property
- * Off Road Parking
- * Garage
- * Rear Extended Lounge
- * Dining Room
- * Side Verandah/Utility
- * Three Bedrooms
- * Family Bathroom



37 Welyndale Road, Wylde Green, B72 1AW ~ Offers Over £370,000

A well presented family home that is situated in this popular residential road close to all of Wylde Green amenities. It benefits from double glazing and gas central heating (where specified). The accommodation offers dining room, extended rear lounge, fitted kitchen and door out to the side verandah and garage. To the first floor are three generous bedrooms, family bathroom and separate WC, to the rear is an enclosed garden with paved patio and steps up to the lawned area. Energy Rating TBC. Council Tax Band D

Access is via A block paved drive offering off road parking with planted areas to side and fore

ENCLOSED PORCH Double glazed door with matching double glazed windows to fore and side steps up to reception door leading into:

HALLWAY Newel and balustrade staircase to first floor, picture rail, wood effect floor, radiator and doors into lounge, kitchen and:

DINING ROOM 14'0" max into bay x 11'12" min x 10'10" max x 9'07" min to chimney breast A bright and airy room with double glazed bay window to fore, coving to ceiling, classically styled fire surround with marblesque back and hearth, gas fire, radiator, timber effect floor

REAR EXTENDED LOUNGE 22'01" X 10'09" max 9'01" min 9'06" Having double glazed window to side, dado rail, wood burning stove fire with timber mantle, radiator, timber effect floor and double glazed window system to rear including single opening door to garden

KITCHEN 10'08" max into bay x 9'03" max Having high gloss white units to include, drawer, base and eye level cupboards, five ring range style cooker with extractor hood over and glazed splash back, contrasting work surface and upstands, sink and drainer under double glazed window, space and plumbing for dish washer, radiator and doors to understairs pantry, double glazed door out to:

SIDE VERANDA Tiled floor, space and plumbing for washing machine and dryer, two sky lights, base cupboards, double glazed doors to garden and door leading to:

GARGAGE 15'0" max x 8'01" (please check the suitability of this garage for your own vehicle) Door to front with pedestrian entrance, lights

FIRST FLOOR LANDING Access to loft space, double glazed opaque window to side, picture rail and doors to:

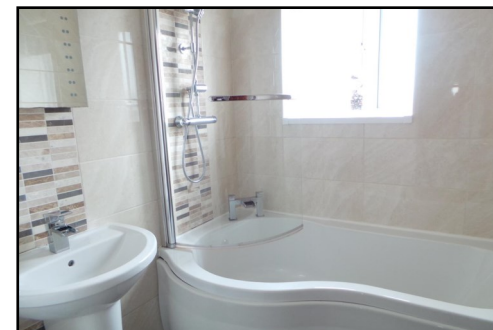
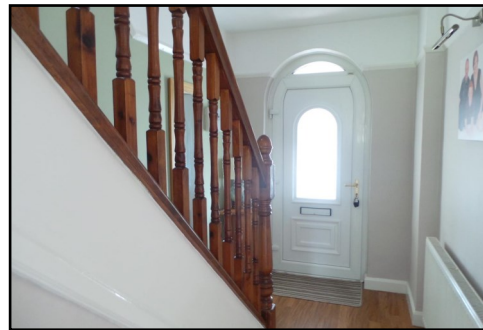
BEDROOM ONE 14'00" max into bay x 11'00" min x 9'01" min into chimney breast x 10'10" max Double glazed bay window to front, radiator, dado rail and mini coving to ceiling

BEDROOM TWO 14'08" max into bay 12'07" min x 8'08" min to wardrobe front A second double bedroom with double glazed bay window to rear, mini dado rail, radiator, fitted wardrobes to one wall

BEDROOM THREE 9'04" x 7'07" A further generous bedroom with double glazed window to rear, radiator and picture rail

BATHROOM Having a white suite comprising of P shaped panelled bath with glazed shower screen and fitted overhead shower with rinse aid, pedestal hand wash basin, chrome ladder style radiator/ towel rail, door to boiler cupboard

SEPARATE W/C Close coupled WC, wash hand basin, opaque window and tiling to half height, radiator



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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	60 D	84 B
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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 freehold. (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 merely as a guide to show the approximate location of one room to another

