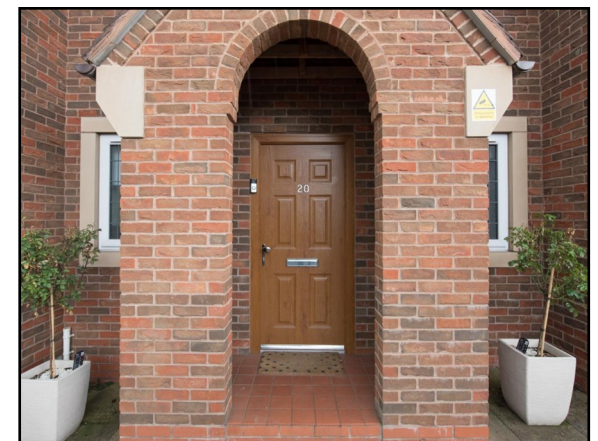


ACRES

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



- * A modern Detached property approx 15 years old
- * Entrance hall and guests cloakroom
- * Large living room
- * Dual aspect dining kitchen
- * Spacious conservatory
- * Master bedroom with sitting area and en-suite
- * Two further double bedrooms with en-suites
- * Brick blocked fore garden offering parking space
- * Garage (currently used as a work room)
- * Well manicured rear garden



20 Greenhill Road, Wylde Green, B72 1DS ~ Offers over £640,000

Built approximately 15 years ago with all modern technology this wonderful executive styled property enjoys many superb features and sits proudly on one of Wylde Greens most sought after roads, internally it briefly enjoys, entrance hall, guest cloakroom, large living room and incredible dual aspect dining kitchen plus the addition of a conservatory. To the first floor is a very large master bedroom with sitting/dressing area and full bathroom en-suite plus two further double bedrooms both with en-suites. Outside is a brick blocked fore garden with feature walls and double opening gates leading to garage (that is currently used as a work room). To the rear is a well maintained garden with patio areas and artificial lawn. Viewing is essential to appreciate this amazing home. EPC Rating C.

Access is via a wide fore garden, offering multiple parking spaces, feature wall and railing to front with pedestrian gate and double opening vehicular access, open canopy porch with tiled floor and reception door into:

ENTRANCE HALL A lovely entrance with spotlights to ceiling, wonderful vertical double glazed leaded light feature window to rear, staircase to first floor, stylish tiling to floor and door into living room/dining room, understairs store, utility cupboard and;

GUESTS CLOAKROOM Double glazed opaque window to front, white close coupled WC and wash hand basin set into a vanity unit, elegant tiling to approximately half height and floor and spotlights to ceiling

FAMILY LOUNGE 26'11" x 10'5" Full width living room with double glazed leaded light window to front, two double glazed leaded light windows to side and double glazed doors to side, timber effect floor, spotlights to ceiling

UTILITY CUPBOARD Space and plumbing for washing machine, space for dryer above, double glazed opaque window, spotlights to ceiling, tiled floor

DINING KITCHEN: 27' x 10'5" An incredibly generous kitchen with a comprehensive range of black high gloss units to include drawer, base and eye level cupboards, complimentary work surface and upstands, integrated dishwasher, four ring hob with extractor hood over, fitted electric oven and microwave, stainless steel sink, one and half bowl sink and drainer under the double glazed leaded light window, door into cloaks cupboard

DINING AREA Having spotlights to ceiling and tiling throughout, twin double glazed windows to side, double glazed double opening doors out to patio and double glazed double opening doors to

CONSERVATORY 12'5" x 9'4" A superb extra living space with double glazed windows to side and rear, rear double glazed double opening doors to garden and glazed roof, tiled floor

FIRST FLOOR LANDING A superb winged staircase with spotlights to ceiling, door into:

MASTER BEDROOM SUITE A wonderful full width master bedroom/sitting/dressing area

BEDROOM AREA 16'5" max 13'7" x 10'5" max Spotlights to ceiling, double glazed leaded light window to side, timber effect floor

SITTING/DRESSING AREA 10'5" x 10'5" Double glazed leaded light window to front, spotlights to ceiling, continuation of timber effect floor and door into

EN-SUITE A very generous en-suite with double sized shower cubicle, white close coupled WC, pedestal wash hand basin with waterfall tap, chrome ladder style radiator/towel rail, double glazed opaque leaded light window, overhead shower and rinser aid, stylish tiling to walls and floor, spotlights to ceiling,

BEDROOM TWO 10'5" x 9'5" min 13'0" max into door way An excellent double bedroom with double glazed leaded light window, spotlights to ceiling and door into:

EN-SUITE BATHROOM 10'00" x 6'5" Having a white panelled bath with shower above, pedestal wash hand basin, close coupled WC, white tiling to walls with feature boarder, marble styled tiling to floor, chrome ladder style radiator/towel rail, double glazed opaque window, spotlights to ceiling

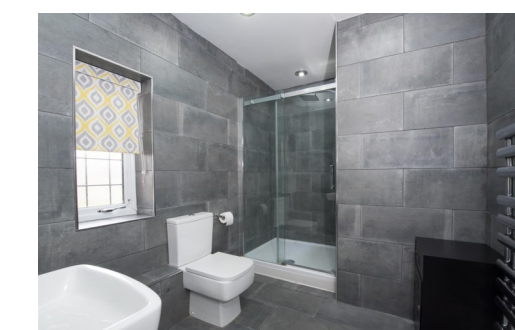
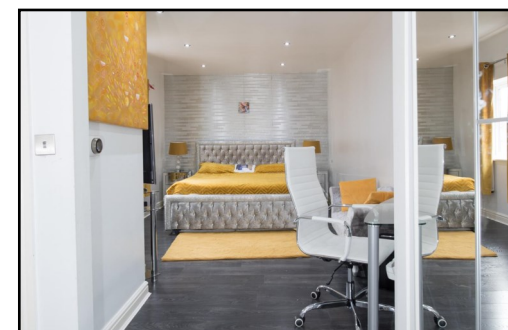
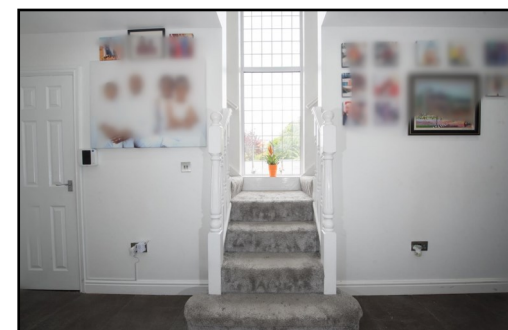
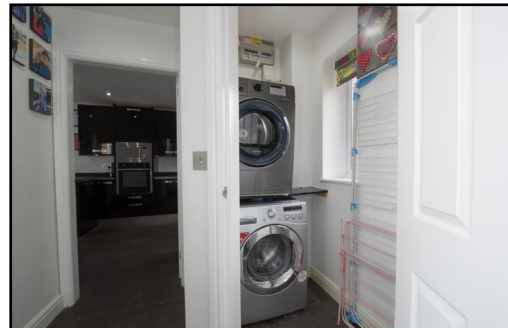
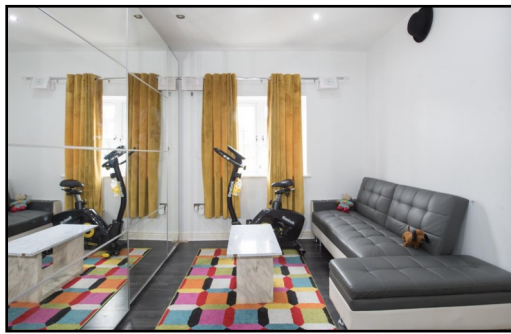
BEDROOM THREE 10'5" x 10'5" A further excellent double bedroom with double glazed leaded light window to front, access to loft space, airing cupboard

EN-SUITE Having a double sized shower cubicle, pedestal wash hand basin, close coupled WC, spotlights to ceiling, tiling to walls and floor, radiator, double glazed leaded light opaque window

GARAGE 18'00" max 16'5" min x 8'09" (please check the suitability of this garage for your own vehicle) Up and over electric door, light and power door into boiler cupboard,

REAR GARDEN Paved terrace plus further paved area to side, artificial lawn and access to garage

NB This property is equipped with underfloor heating throughout (both ground and first floors) powered by gas central heating systems. The heating systems have been compartmentalised into seven regions which can be controlled individually either manually or remotely via an app



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





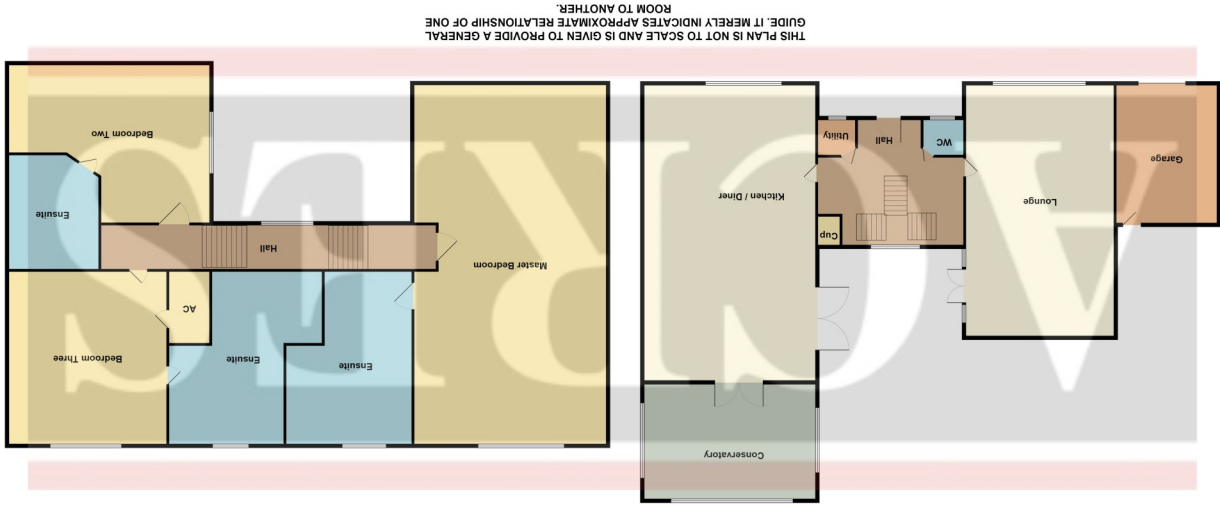
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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: F

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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.