

# Wynford Road, Acocks Green

**£300,000**

- SEMI DETACHED HOUSE
- LOUNGE
- THREE BEDROOMS
- CENTRAL, HEATING
- BLOCK PAVED DRIVEWAY
- PORCH & ENTRANCE HALL
- IMPRESSIVE RE FITTED DINING KITCHEN
- RE FITTED BATHROOM & SEPARATE WC
- DOUBLE GLAZING
- LANDSCAPED REAR GARDEN

A beautifully presented semi detached house on a popular road in Acocks Green. This lovely property has been refurbished to a high standard by the current owners and is ready to move into. Located near to a range of shops, facilities and transport links including Acocks Green train station. Comprising porch, entrance hall, lounge an impressive re fitted dining kitchen with tri fold doors onto the rear garden. Upstairs there are three bedrooms, a re fitted bathroom and a separate WC. Further benefiting from central heating,, double glazing, block paved driveway and landscaped rear garden.

### FRONT

Off road parking via a block paved driveway and access to a UPVC double glazed door to:-

### ENCLOSED PORCH

Ceiling light point and a UPVC opaque double glazed door to:-

### ENTRANCE HALL

Stairs to the first floor, door to the under stairs storage cupboard, radiator, Karndean flooring, power and light points and doors to:-

### LOUNGE

**11'7 max x 15'1 to bay (3.53m max x 4.60m to bay)**



Double glazed bay window to the front, radiator, marble gas fireplace, power and light points

### RE FITTED DINING KITCHEN 16'9 max x 12'1 max (5.11m max x 3.68m max)



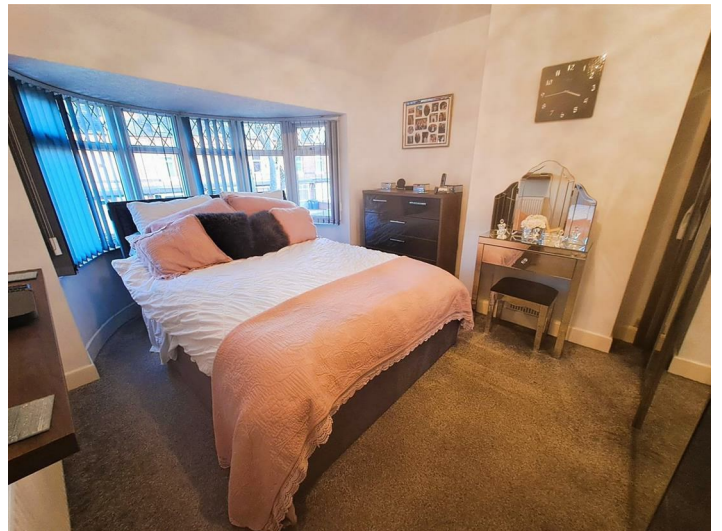
Re fitted with a good range of eye level, drawer and base units with a quartz work surface over incorporating an inset sink with mixer tap and quartz splash backs. Fitted electric oven with an inset ceramic hob and extractor hood over , integrated washing machine and dish washer and space for an American style fridge/freezer. Double glazed tri fold doors to the rear garden, vertical radiator, Karndean flooring, power and light points

### LANDING

Opaque double glazed window to the side, loft access, ceiling light point and doors to:-

### BEDROOM ONE

**107' max x 15'1 to bay (32.61m max x 4.60m to bay)**



Double glazed bay window to the front, radiator, power and light points

**BEDROOM TWO**  
**10'7 max x 12'2 (3.23m max x 3.71m)**



Double glazed window to the rear, radiator, wall mounted boiler, power and light points

**BEDROOM THREE**  
**6'8 x 7'5 (2.03m x 2.26m)**

Double glazed window to the front, radiator, power and light points

**RE FITTED BATHROOM**  
**6'6 x 5'8 (1.98m x 1.73m)**



Re fitted with a paneled bath, shower cubicle with a mixer shower and feature shower head and a vanity sink. Tiling to a full height, opaque double glazed window to the rear, heated towel rail and ceiling light point

**SEPARATE WC**

Fitted with a low level flush WC, tiling to a full height, opaque double glazed window to the rear and ceiling light point

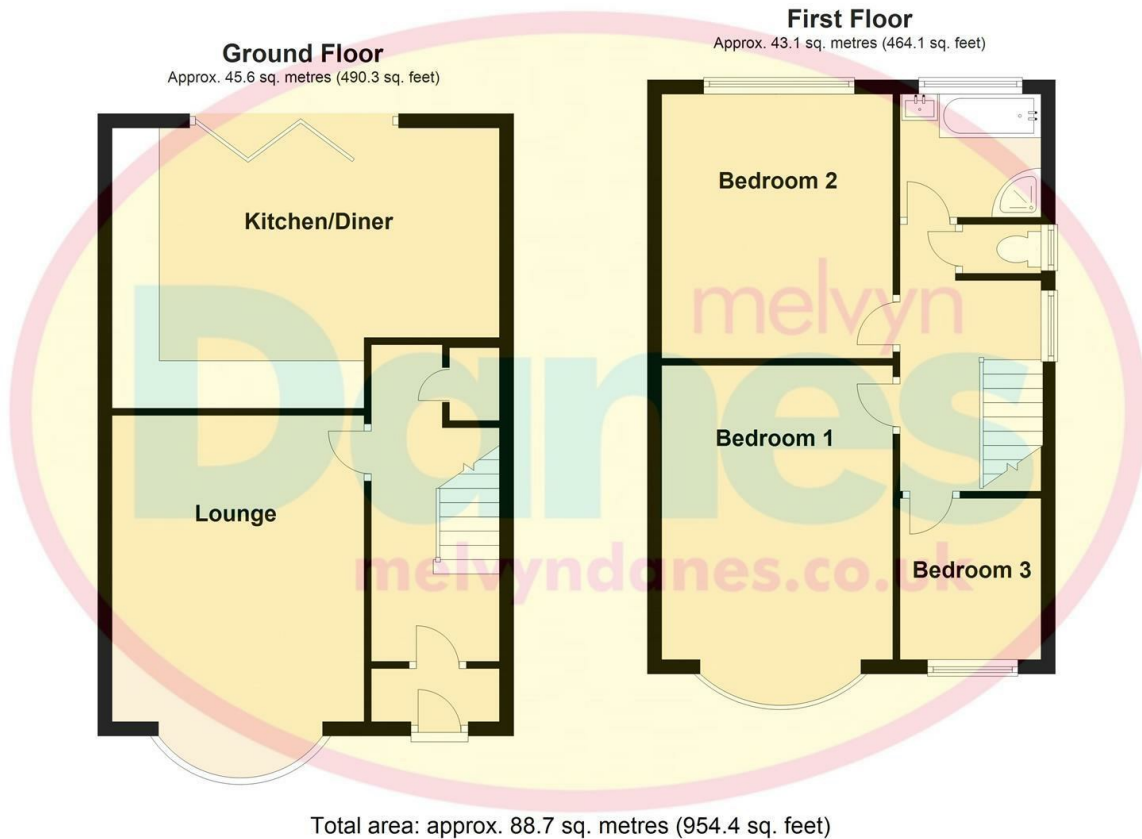
**LANDSCAPED REAR GARDEN**



The rear garden has recently been landscaped with a porcelain tiled patio, section of artificial lawn and paved area to the rear. There is fencing to the perimeter and a gated access leading to the under cover storage area and front gate.

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



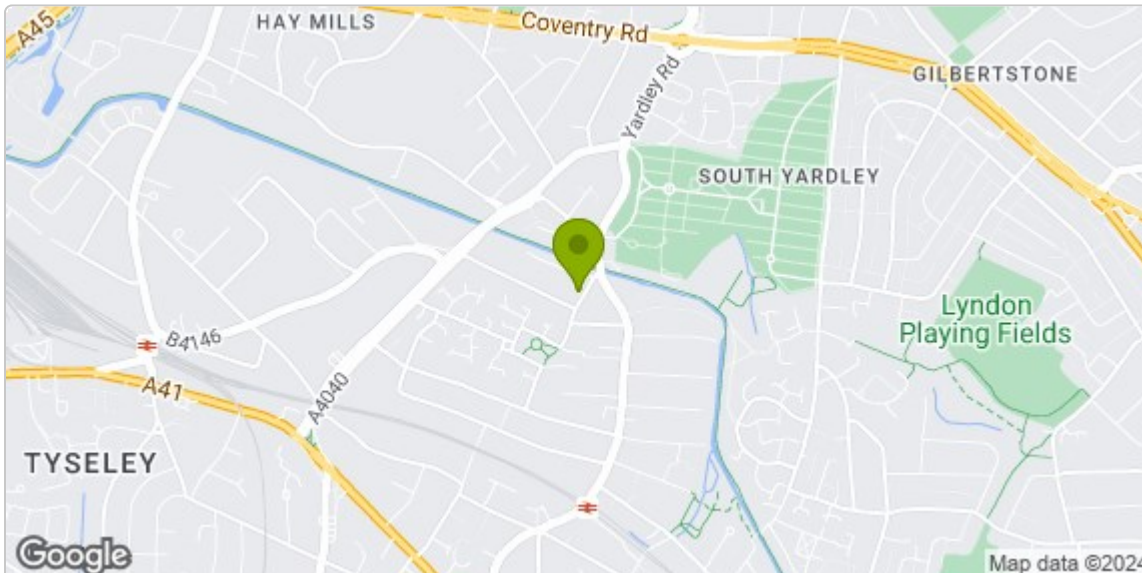
**TENURE:** We are advised that the property is **FREEHOLD**

**COUNCIL TAX BAND:** C

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
25 Wynford Road Acocks  
Green Birmingham B27 6JN

**Council Tax Band:** C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	