

Wilcote Grove, Acocks Green



£240,000

Wilcote Grove, Acocks Green

- Reception Room
- Double Glazing
- Garden
- Off-Road Parking
- 4 Bedrooms
- Gas Central Heating
- Good Condition
- Ideal Family Home

Tenure: Freehold
Council Tax Band: A

Welcome to Wilcote Grove, Acocks Green - a charming location that could be the setting for your new home! This mid-terrace house, built in 1947, boasts a generous 922 sq ft of living space.

As you step inside, you'll be greeted by a cosy reception room perfect for relaxing or entertaining guests. With four bedrooms, there's ample space for a growing family or for those who enjoy having a home office or guest room.

The highlight of this property is the impressive kitchen/diner, ideal for whipping up delicious meals and hosting dinner parties. Imagine the joy of cooking while chatting with your loved ones in this inviting space.

Outside, a huge garden awaits, offering endless possibilities for gardening enthusiasts, children to play, or for simply enjoying the fresh air on a sunny day.

Don't miss the chance to make this house your own and create lasting memories in this wonderful property in Acocks Green. Contact us today to arrange a viewing and take the first step towards calling this house your home.

Reception

3.65m x 4.82m (12'0" x 15'10")

Double glazed window to front, laminate flooring, wall mounted radiator, ceiling lights, skirting

Kitchen/Diner

2.91m x 4.82m (9'7" x 15'10")

Double glazed window and door to rear, laminate flooring, wall mounted radiator, ceiling lights, storage units, worktops, integrated gas cooker and extractor fan, drainer sink with mixer tap

Bathroom

2.28m x 1.55m (7'6" x 5'1")

Tino flooring, wall tiles, bathtub with mixer tap, shower unit, wash basin with mixer tap

Bedroom 1

3.17m x 2.40m (10'5" x 7'10")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

Bedroom 3

2.29m x 2.32m (7'6" x 7'7")

Double glazed window to rear, carpet, wall mounted radiator, skirting, ceiling light

Bedroom 2

2.25m x 2.85m (7'5" x 9'4")

Double glazed window to front, carpet, wall mounted radiator, skirting, ceiling light

Loft Room

2.65m x 4.82m (8'8" x 15'10")

carpet flooring, skirting, ceiling light

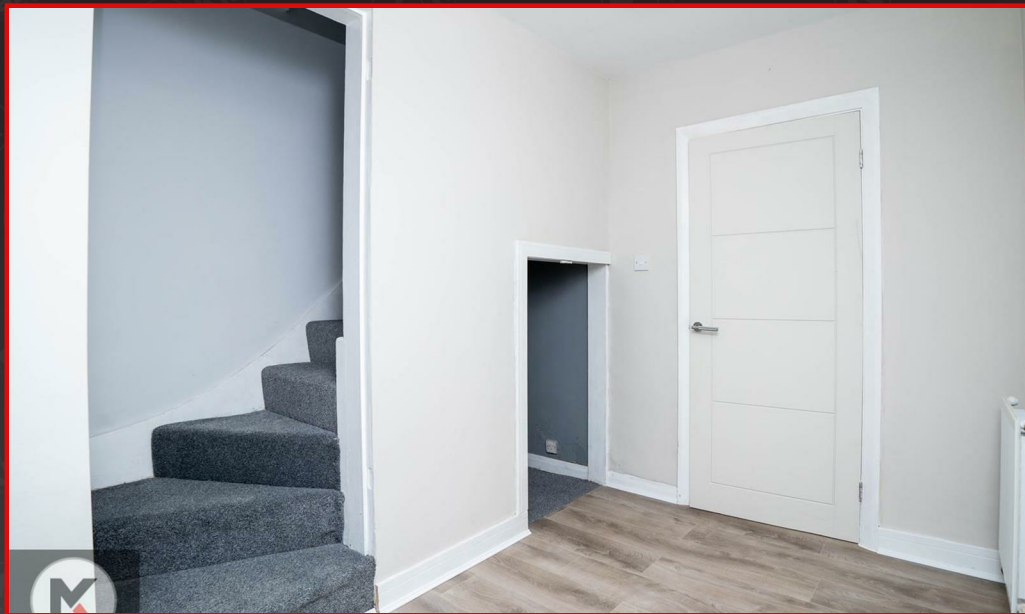
Garden

Spacious garden, garden slabs, privacy from rear, Fence panels to boundaries, Hedge shrubs

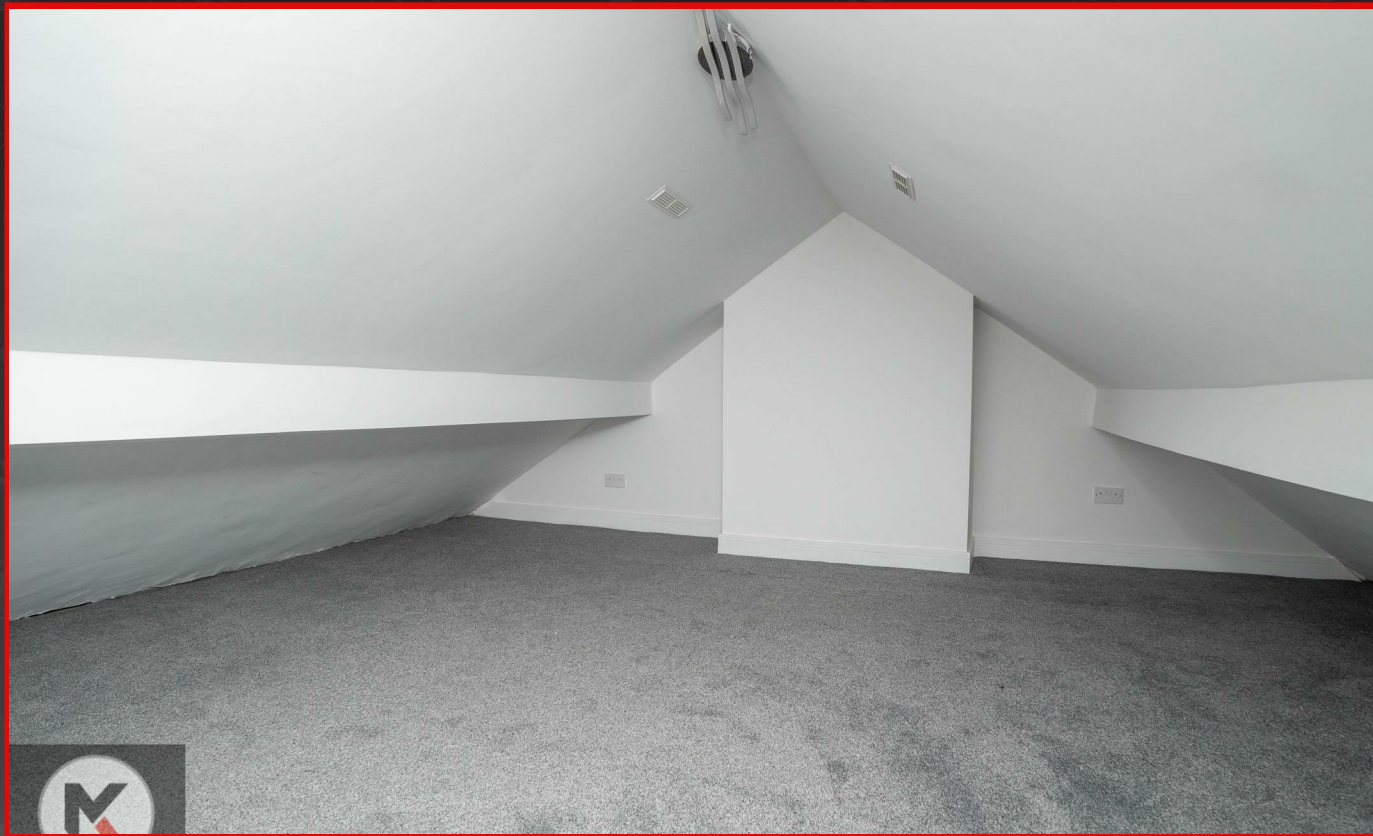
Directions



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Total area: approx. 85.7 sq. metres (922.3 sq. feet)

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another. This is only used for illustration purposes and should be as such by any other party thus no responsibility is taken for any error, omission or misstatement. Any appliances, fixtures, systems etc have not been tested and therefore no guarantee can be provided.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| | | | 79 |
| | | | 14 |
| Environmental Impact (CO ₂) Rating | | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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