



# Isley Drive, Acocks Green

**Offers Around £309,950**

- WELCOMING RECEPTION HALLWAY
- LOUNGE DINING ROOM
- FOUR BEDROOMS
- FAMILY BATHROOM
- SUMMERHOUSE/HOME OFFICE
- GUEST CLOAKS WC
- MODERN REFITTED KITCHEN
- EN SUITE SHOWER ROOM
- REAR GARDEN
- TWO ALLOCATED PARKING SPACES

Illsley Drive is small cul-de-sac accessed via Greenacres which leads directly off Hazelwood Road, one of the most sought after roads within the suburb of Acocks Green.

This beautifully presented property was originally the show home for the development which was constructed circa 2007 and offers very versatile accommodation arranged over three floors which has been improved by the current owners to include a replacement kitchen and the installation of a useful garden summerhouse that doubles up as a home office.

Sitting back from the road behind a paved pathway access which leads to a part double glazed door with canopy porch over that opens to the

### WELCOMING RECEPTION HALLWAY



Having laminate wooden flooring, recessed ceiling spotlights, central heating radiator, useful cloaks storage cupboard, doors opening to the lounge and guest cloaks and pocket style sliding door opening to the kitchen

### GUEST CLOAKS WC



Having recessed ceiling spotlight, central heating radiator, coved cornicing to the ceiling, low level WC and wash hand basin

### LOUNGE DINING ROOM 17'3" max x 13'6" max (5.26m max x 4.11m max)



Having UPVC double glazed box bay window to the rear with inset french style door opening to the garden, two ceiling light points and two central heating radiators



### REFITTED KITCHEN 11'10" x 6'10" (3.61m x 2.08m)



Having UPVC double glazed window to the front aspect, recessed ceiling spotlights, central heating radiator and being fitted with a range of modern wall and base mounted

storage units with work surfaces over having inset sink and drainer, integrated electric oven with gas hob and extractor canopy over, integrated dishwasher and washing machine and full height appliance space

### FIRST FLOOR LANDING



Having ceiling light point, central heating radiator, staircase rising to the second floor and doors off to two bedrooms and bathroom

### BEDROOM TWO 13'7" max x 10'10" (4.14m max x 3.30m)



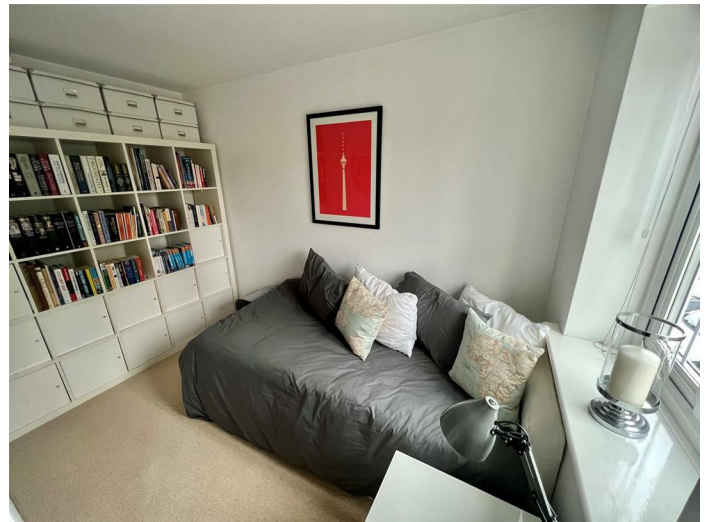
Having two UPVC double glazed windows to the rear, ceiling light point, central heating radiator, built in wardrobe and door opening to the

### JACK & JILL BATHROOM



Accessed from both the landing and bedroom two and having ceiling light point, central heating radiator, tiled flooring, panelled bath with mixer shower over and glazed screen, pedestal wash hand basin and low level WC

### BEDROOM THREE 10'10" x 6'3" + recess (3.30m x 1.91m + recess)

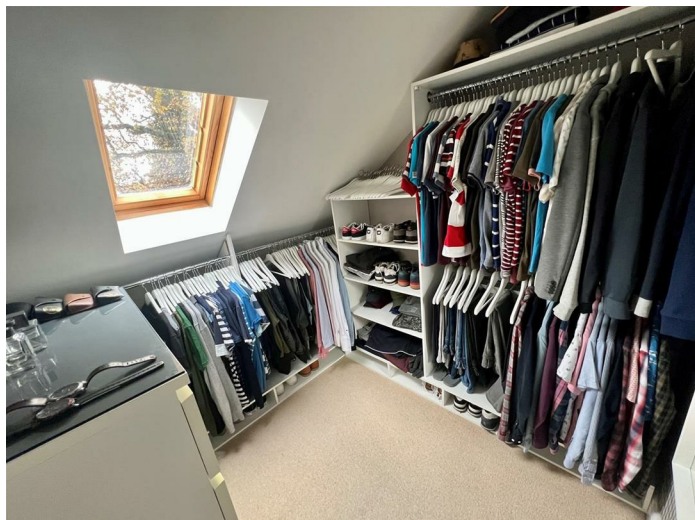


Having two UPVC double glazed windows to the front, two ceiling light points and central heating radiator

### SECOND FLOOR LANDING

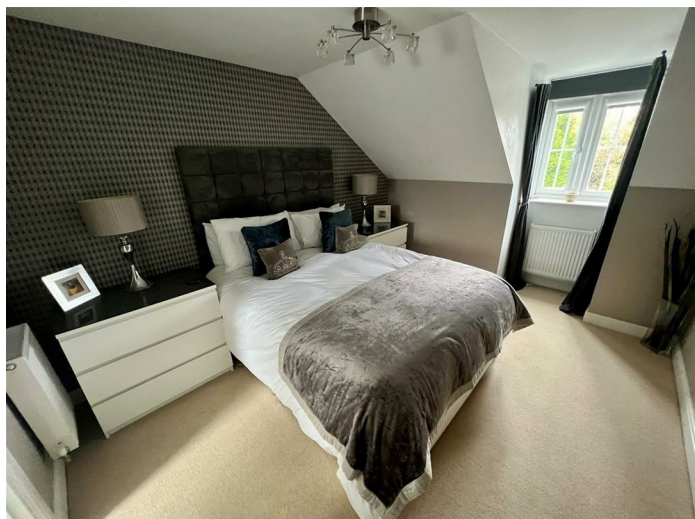
Having ceiling light point and doors opening to the principle bedroom and

**DRESSING ROOM/BEDROOM FOUR**  
7'6" x 7'2" (2.29m x 2.18m)



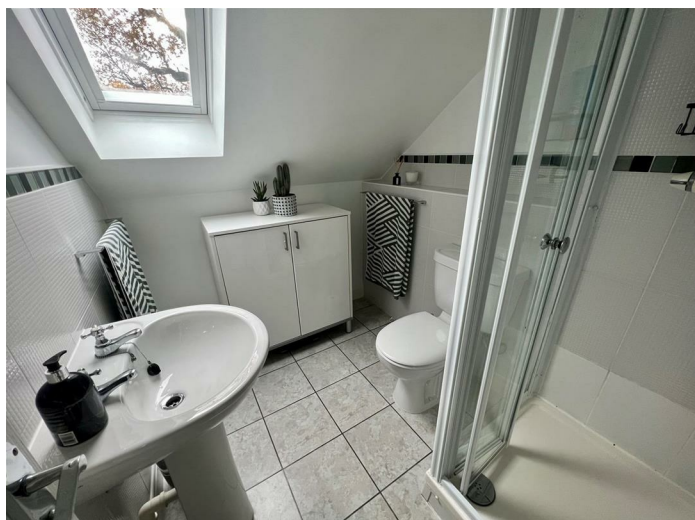
Having 'Velux' style rooflight, central heating radiator and being fitted with hanging rails and shelf storage

**PRINCIPLE BEDROOM**  
12'1" x 10'0" (3.68m x 3.05m)



Having UPVC double glazed window to the front, ceiling light point, central heating radiator and door opening to the

**EN SUITE SHOWER ROOM**



Having 'Velux' style window to the rear, ceiling light point, central heating radiator, glazed shower cubicle, pedestal wash hand basin and low level WC

**OUTSIDE**

**REAR GARDEN**

Being paved for ease of maintenance and having gated pedestrian access, defined boundaries, planted beds and borders and access to the summerhouse

**SUMMERHOUSE/HOME OFFICE**



Having electricity connection and electric radiator

**REAR ELEVATION**

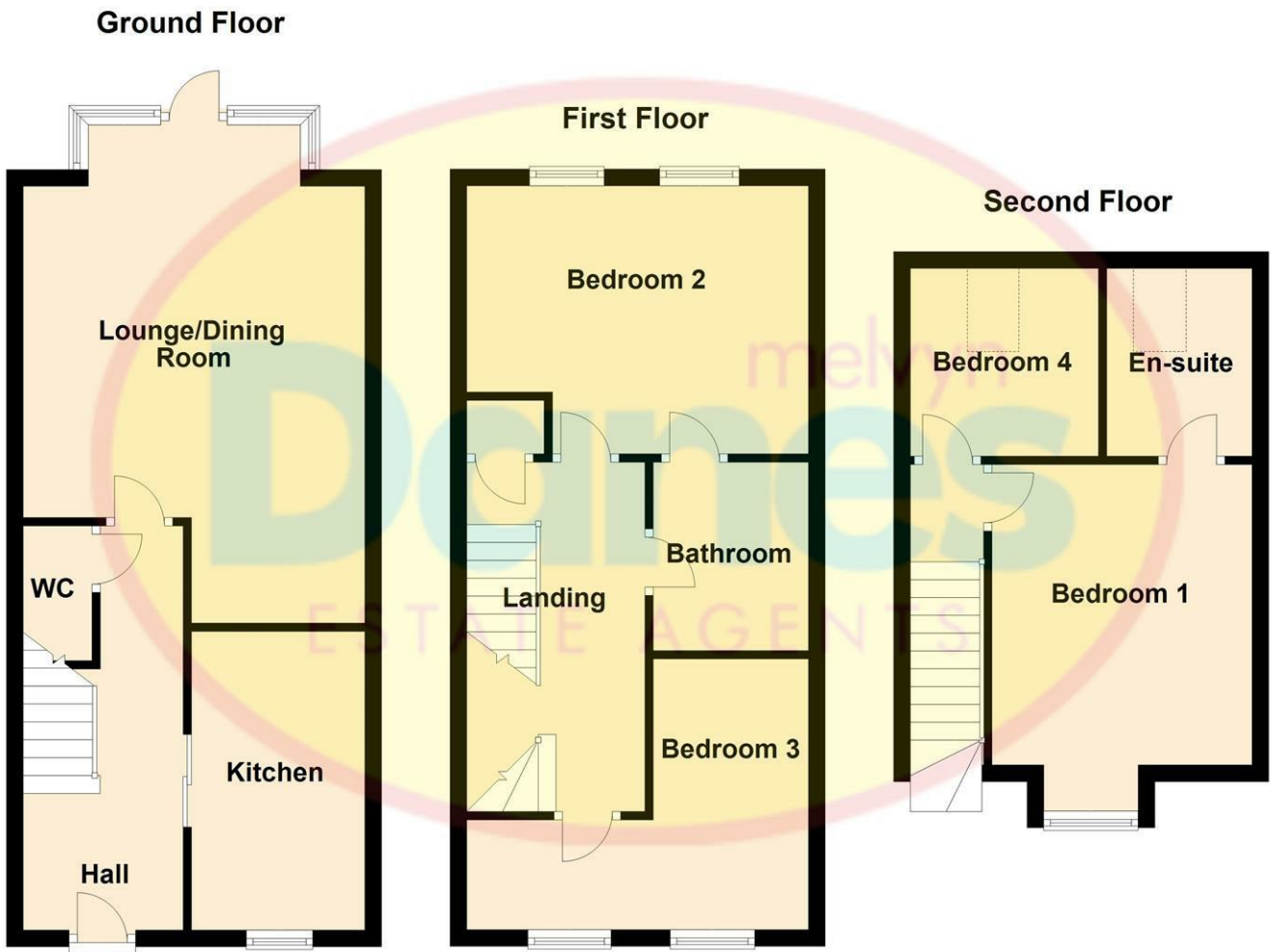


**SUMMER GARDEN IMAGE**



## 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.



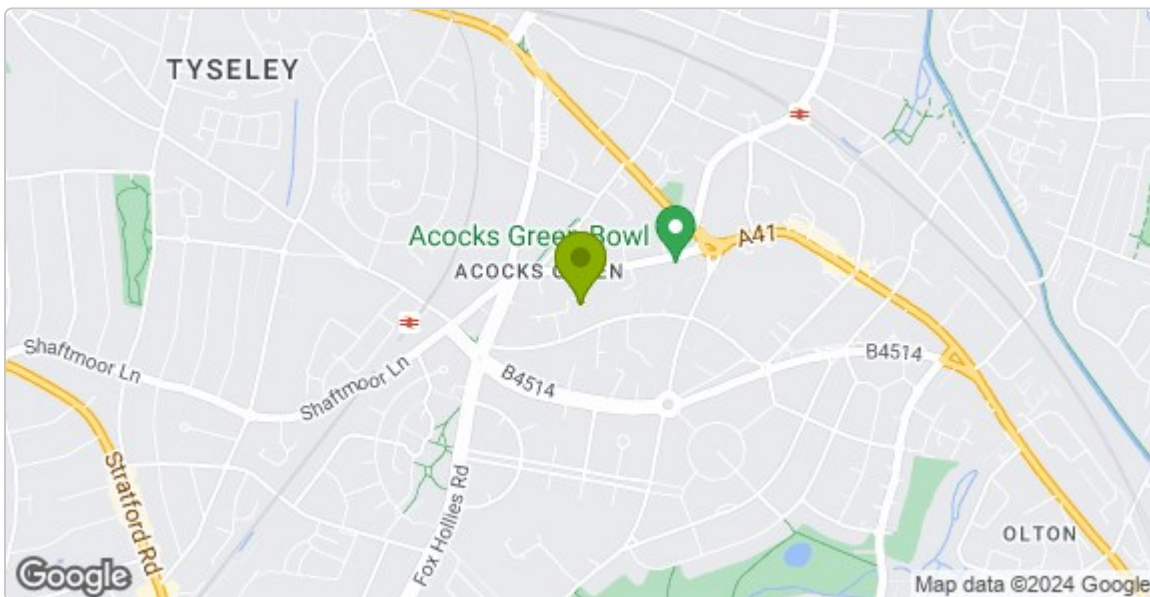
**TENURE:** We are advised that the property is Freehold and that there is a nominal service charge of £123 per annum payable for the maintenance of the private road access.

**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.



**9 Ilsey Drive Acocks Green Birmingham B27 7YT**

**Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	81
(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	