

ACRES

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- Deceptively spacious and imposing
- Three very good sized bedrooms
- Attractive well-appointed bathroom
- Sizeable lounge with sliding bay doors to rear
- Impressive sitting room with bay window to fore
- Considerable superb fitted breakfast kitchen through dining area
- Guest cloakroom / WC and deep welcoming entrance hall
- Private and mature rear garden
- Substantial drive having single garage



114 PENNS LANE, WYLDE GREEN, B72 1BL ~ Price Guide £475,000

Nestled within the heart of Wylde Green's serene residential landscape, this three bed freehold and traditional semi-detached family home combines timeless charm to propose a perfect blend of classic design and modern comfort. Surprisingly spacious beyond its unassuming exterior, and the added advantage of no upward chain, ensures this is an excellent choice and purchase for its prospective buyer. Set close to both Wylde Green and Walmley, an abundance of bustling social scenes and public transport via the Cross City rail line at Chester road and readily available bus services compliment the property's immediate proximity. Having the provision of gas central heating and PVC double glazing (both where specified), a brand new house alarm has been fitted to the home, which briefly comprises: porch, deep and welcoming entrance hall, doors open to a spacious sitting room with bay window to fore, impressive lounge with sliding bay doors to rear, a superb and imposing fitted breakfast kitchen having dining area, and a guest cloakroom / WC. To the first floor, a wide landing space has further period doors to three bedrooms, the master having bay window to fore, and all rooms benefitting from fitted wardrobes. An attractive family bathroom services all bedrooms. Externally, a block-paved drive has stone-retaining walls to side, mature shrubs and bushes lead to perimeters, and access is given to an electrically operated garage door. To the rear, a paved patio leads to lawn, having well-stocked borders, privatising the garden. To fully appreciate the accommodation on offer, its proportions and opportunity for further development, we highly recommend internal inspection. Council Tax Band E, EPC Rating D

Set back from the road behind a block-paved drive, stone-retaining walls lead to sides, having lawn and mature shrubs and bushes, access is gained into the accommodation via a PVC composite door with obscure windows to side, into:

PORCH: PVC double glazed obscure windows to side, Amtico floor, an internal front door leads to:

ENTRANCE HALL: Amtico flooring, radiator, doors open to sitting room, family lounge, superb fitted breakfast kitchen and guest cloakroom / WC, understairs storage area, stairs off to first floor

SITTING ROOM: 17'4 (into bay) x 13'7 (max) / 12'7 (min): PVC double glazed bay window to fore, two radiators, glazed door opens to hall

FAMILY LOUNGE: 16'7 x 13'10 (max) / 12'8 (min): PVC double glazed bay window with sliding patio doors to rear, gas living flame inset log effect fire, two radiators, Amtico flooring, glazed door to hall

SUPERB FITTED BREAKFAST KITCHEN: 21'6 x 17'4 (max) / 10'2 (min): PVC double glazed windows to rear, having sliding patio doors to side, matching hi-gloss wall and base units, with integrated dishwasher, washing machine, fridge / freezer, AEG oven and microwave, heated plate drawer, edged work surfaces with dual sink drainer unit, five ring gas hob and extractor canopy over, tiled splashbacks, radiator, door to garage and glazed door to hall

GUEST CLOAKROOM / WC: Suite comprising vanity wash hand basin and low level WC, stainless steel radiator, tiled flooring and upstands, door to hall

STAIRS AND LANDING: PVC double glazed obscure window to fore, radiator, traditional 1930s style doors open to three bedrooms and a well-appointed family bathroom

BEDROOM ONE: 17'5 (into bay) x 13'8 (max) / 10'7 (min): PVC double glazed bay window to fore, fitted wardrobes, radiator, door to landing

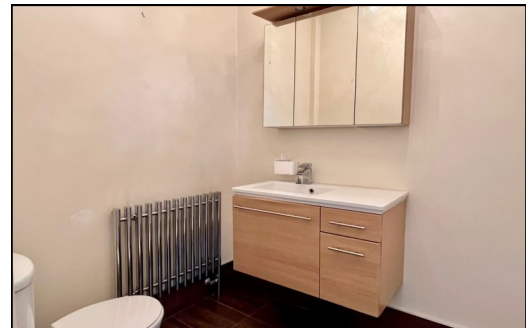
BEDROOM TWO: 13'11 x 12'7 (max) / 10'6 (min to wardrobes): PVC double glazed window to rear, fitted wardrobes with dressing area to side, radiator, door to landing

BEDROOM THREE: 10'3 x 9'5: PVC double glazed window to rear, fitted wardrobes, radiator, door to landing

WELL-APPOINTED FAMILY BATHROOM: PVC double glazed obscure window to side, suite comprising P-shaped bath having curved splash screen to side, floating half pedestal wash hand basin, low level WC, ladder-style radiator, tiled splashbacks and floor, door to landing

REAR GARDEN: A paved patio leads from kitchen and lounge giving access to lawn, mature shrubs and bushes line the perimeters and privatise the rear garden

GARAGE: 15'0 x 11'4: (Please check the suitability for your own vehicle use) Door into kitchen, an electrically-operated up and over garage door to fore



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.

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)

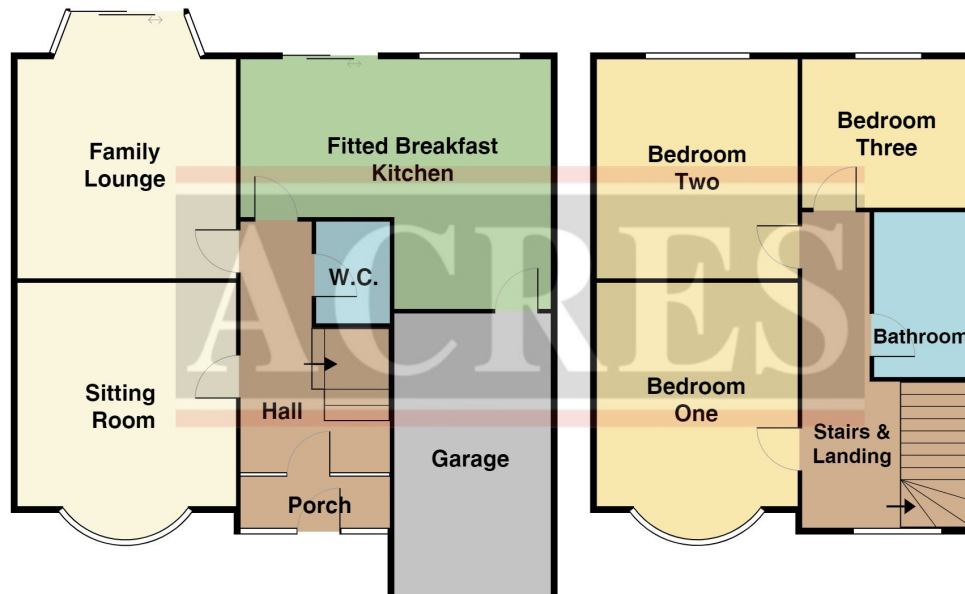
COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Penns Lane, Wyld Green, B72 1BL



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		