

ACRES

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- 1905/06 built, semi-detached four bedroomed family home
- Loft bedroom boasting en-suite shower
- Updated family bathroom & W.C.
- Attractive lounge with feature bay window to fore
- Delightful rear family room & dining room
- Superb, refitted breakfast kitchen
- Private & mature rear garden with garage
- Multivehicular drive to fore
- Envious position upon Penns Lane
- Close to local amenities



84, PENNS LANE, B72 1BL ~ £650,000

Rarely does the opportunity present itself to purchase such a traditional, historically rich and impressively composed 1905/06 built, semi detached family home occupying an enviable position of Penns Lane, close to a wide variety of shopping facilities and amenities. Walking distance to Wylde Green of which provides a plethora of daily essential amenities including convenience stores, larger well known name brands, cafés and restaurants, readily available bus services allow for ease of commute to surrounding town and city centre locations, the cross city rail line can be obtained at Chester Road Station. Well regarded schooling falls close to the properties position, public parks and golf courses are just a few of the immediate offerings. Benefitting from the provision of gas central heating and Pvc double glazing (both where specified), maintaining many of its original features and craftsmanship, internal rooms currently briefly comprise: vestibule, deep entrance hall with doors opening to a family lounge, rear family room and dining room, directly off the dining room access is provided into a superb fitted breakfast kitchen. To the first floor, three double bedrooms can be found together with an impressive bathroom and separate W.C.. Stairs to the second floor grant access to another, double bedroom being complimented by an en-suite shower room. Externally, a multivehicular drive leads into the home with single, imposing garage being offered to side, to the rear, patio advances from the property having mature shrubs and bushes to perimeter and therefore privatising the accommodation. To fully appreciate the home on offer, we highly recommend internal inspection.

VESTIBULE: Original flooring, partial tiling to wall, internal door opens into:

DEEP HALLWAY: Doors open into a family lounge, rear family room, dining room and understairs storage, radiator, original flooring, stairs off to first floor.

LOUNGE: 15'09" (into bay) x 12'10": Pvc double glazed bay window to fore, radiator, gas living flame coal effect fire set on a granite hearth having matching style surround and wooden mantle over, door back to hall.

REAR FAMILY ROOM: 13'10" x 10'11": Pvc double glazed patio doors open to rear garden, radiator, electric stove effect fire set upon a tiled hearth having matching surround and wooden mantle over, door back to hall.

DINING ROOM: 12'2" x 10'11": Pvc double glazed bay window to fore overlooking patio, space for dining table and chairs, radiator, door back to hall and door opens into:

SUPERB FITTED KITCHEN: 17'8" x 8'11": Pvc double glazed window to rear overlooking Carp pool, matching shaker style wall and base units with singular contrasting unit, variety of integrated appliances of which include, fridge/freezer, dishwasher and washing machine, recess for range style cooker beneath an extractor hood, edged quartz work tops having matching upstands, inset stainless steel sink with draining grooves cut to side, Pvc double glazed door to rear garden, door back to dining room.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom, W.C. & understairs storage, a set of stairs lead back to the ground floor with a second set of stairs leading to loft bedroom.

BEDROOM ONE: 17'10" x 15'03": Pvc double glazed bay window to fore having additional secondary window to side, space for double bed and complimenting bedroom suite, radiator, door back to landing.

BEDROOM TWO: 13'04" x 10'11": Pvc double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 11'1" x 9'5": Pvc double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BATHROOM: Pvc double glazed obscure window to rear, suite comprising vanity wash hand basing and bath with glazed splashscreen door to side, tiled splashbacks and flooring, door back to landing.

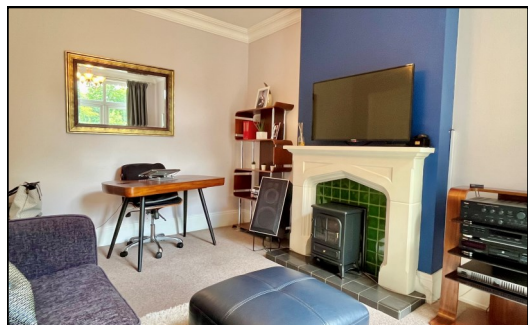
W.C.: Pvc double glazed obscure window to rear, suite comprising low level w.c., tiled splashbacks, door back to landing.

STAIRS AND LANDING TO SECOND FLOOR: Stairs give access to bedroom, a landing space provides coat storage.

BEDROOM FOUR: 18'8" x 13'9" max: Pvc double glazed dormer window to fore, space for double bed and complimenting suite, radiator, doors to landing, eaves storage and:
EN-SUITE SHOWER ROOM: Suite comprising step in corner shower cubicle, low level w.c. and pedestal wash hand basin, tiled splashbacks, door back to bedroom.

REAR GARDEN: Paved patio is provided and advances to lawn, mature well tended shrubs and trees privatise the properties perimeter, a carp pool can be found and access is gained back into the home via kitchen and rear family room, access is also granted into:

GARAGE: 18'8" x 8'3": (Please check the suitability for your own vehicle use) Up and over garage door to fore, suitable for a work area or vast storage, door back to garden.



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.



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

VIEWING:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:

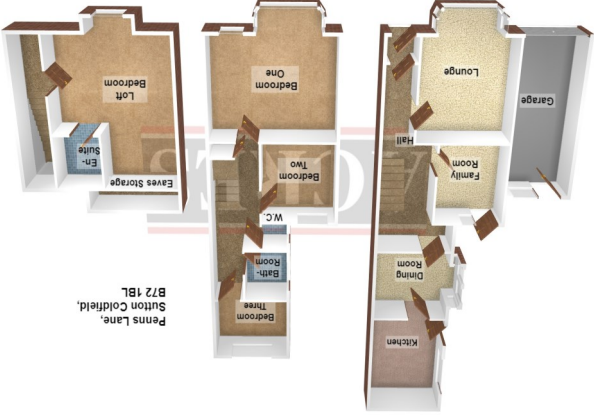
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As per sales details.

Recommended via Acres on 0121 313 2888

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)

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



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