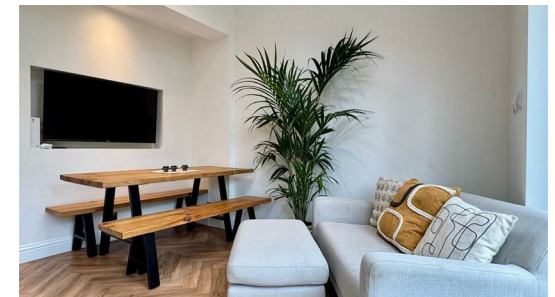


ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Extended and delightful condition throughout
- Three well-proportioned bedrooms
- Superb, fully comprehensive bathroom
- Extended fitted breakfast kitchen with skylights
- Family area & dining area
- Family lounge with bay window to fore
- Deep entrance hall with utility off
- Substantial gravel fore garden
- Lawn & renewed patio to rear
- Fantastic position close to amenities



DOUAY ROAD, WYLDE GREEN, B24 0BG - OFFERS AROUND £400,000

Situated just a stone's throw from Wylde Green Centre, this tastefully extended & immaculately presented, three-bedroomed, semi-detached family home offers a rare opportunity for immediate move-in. The freehold home has undergone a complete renovation, with all internal & external décor finished to an exceptional standard. Ideally located within walking distance of Wylde Green centre, residents can enjoy a vibrant lifestyle with access to daily essential amenities, artisanal cafés, restaurants & more. Commuters will benefit from excellent transport links including readily-available bus services on the main road, providing easy access to Sutton Coldfield, Birmingham & surrounding areas. Additionally, Chester Road station - part of the cross-city rail line is conveniently located with parking directly opposite, offering further connectivity. Families will appreciate the home's proximity to well-regarded schools catering to all age groups, ensuring quality educational opportunities. The property also features the modern comforts of gas central heating and PVC double glazing (both where specified), enhancing energy efficiency & year-round comfort. With its extensive improvements, stylish presentation & prime location, this exceptional family home must be viewed to fully appreciate the quality & scope of renovation. Briefly comprising: deep entrance hall with renewed, herringbone flooring advancing to the entire ground floor, doors open into a spacious family lounge with bay window, understairs guest cloakroom/WC & superb, extended fitted breakfast kitchen through dining & lounge space, as well as a utility room. To the 1st floor are 3 well-proportioned bedrooms, a delightful, fully comprehensive family bathroom completes the internal accommodation. Externally, a considerable gravel fore garden progresses to the home, to the rear, bifolding doors open onto renewed patio, lawn & mature shrubs & timber fencing to borders, line & privatise the homes perimeter. EPC D.

Set back from the road behind a substantial gravel fore garden with mature shrubs and bushes to side, access is given into the accommodation via a PVC double glazed obscure door with window to side and over into:

DEEP ENTRANCE HALL:

PVC double glazed obscure window to side, stairs off to first floor, doors radiate to lounge, guest cloakroom / WC and into an extended kitchen / diner, access is also provided into utility.

FAMILY LOUNGE: 14'04 (into bay) x 11'11 max / 11'09 min:

PVC double glazed bay window to fore, fitted shutter-style blinds, curved radiator, space for complete lounge suite, traditional door opens back to entrance hall.

EXTENDED FITTED BREAKFAST KITCHEN THROUGH FAMILY ROOM / DINER: 22'03 x 17'01 max / 10'00 min:

PVC double glazed bi-folding doors open to rear garden having skylights over, matching wall and base units with a variety of drawers, cupboards, glazed units and wine stores with shelving to centre, integrated dishwasher, full line fridge and singular freezer, oven with microwave over, Quartz work surfaces with integral Belfast sink having mixer tap over, matching upstands with tiled splashbacks, unit underlighting, a kitchen island provides breakfast seating with further Quartz work surfaces and a four ring electric induction hob, space is provided for a dining table and chairs, space for lounge sofa, having recess for wall-mounted TV, column wall-mounted radiator with recess for fireplace, door opens back to entrance hall.

UTILITY: 6'02 x 4'07:

Mounted washing machine and dryer within cupboard storage with further storage space to sides, space for coat hanging, access back to entrance hall.

GUEST CLOAKROOM / WC:

Obscure window to side, suite comprising low level WC and wash hand basin behind, door back to entrance hall.

STAIRS & LANDING:

PVC double glazed obscure window to side, doors open to three bedrooms and a fully comprehensive family bathroom.

BEDROOM ONE: 14'10 (into bay) x 11'11 max / 11'09 min:

PVC double glazed bay window to fore having fitted shutter-style blinds over, space for king size bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 11'10 x 10'07:

PVC double glazed window to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 7'11 x 5'10:

PVC double glazed window to fore having fitted shutter-style blinds over, space for bed, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising free-standing bath, walk-in shower with glazed splash screen door to side, low level WC and floating wash hand basin, tiled splashbacks and flooring, ladder style radiator, door back to landing.

REAR GARDEN:

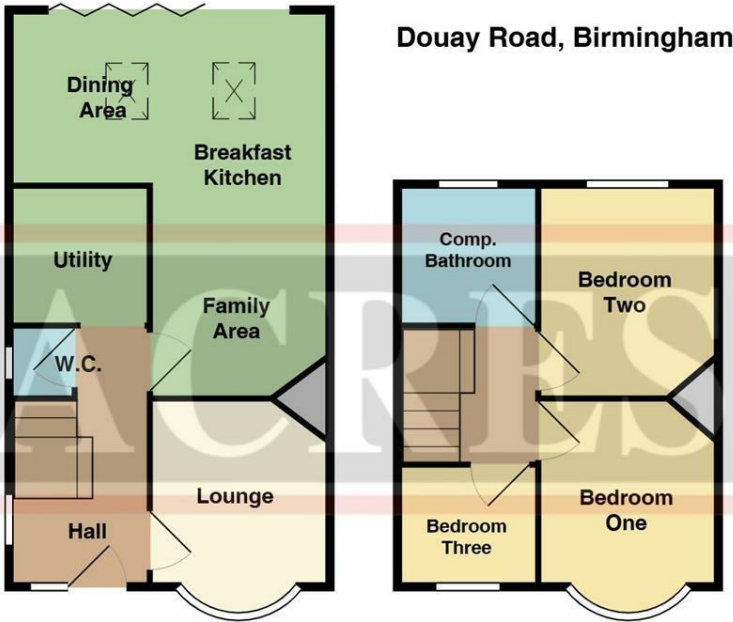
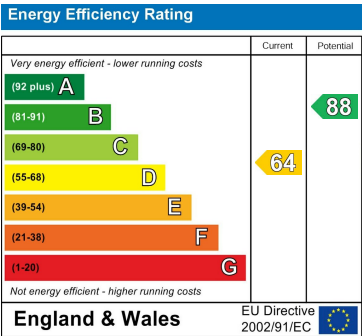
A renewed patio advances from the accommodation and leads to timber sleepers, lawn with mature shrubs and timber fencing to perimeters privatise the accommodation with access being given back into the home via PVC double glazed bi-folding doors to the extended fitted breakfast kitchen.



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



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

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.