

# ACRES

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- Four bedrooomed, detached family home
- Two bedrooms boasting en-suite shower rooms
- Well-appointed family bathroom
- Considerable family lounge
- Spacious family room
- Kitchen with utility and dining room
- Entrance hall & guest cloakroom/WC
- Rear conservatory
- Multivehicle drive
- Private and mature rear garden



***THE OAKS, WYLDE GREEN, B72 1FW - OFFERS AROUND £599,000***

Nestled within an exclusive development of just three homes, this vastly spacious and imposing, four-bedroomed, freehold family home in Wylde Green offers a rare combination of privacy, generous proportions and future potential. Positioned down a shared drive, the property presents a fantastic opportunity for redevelopment and personalisation while benefiting from recent part-modernisation, ensuring an attractive and move-in-ready interior upon successful purchase. Perfectly suited for families, the home is within walking distance of well-regarded schools catering to all age groups. Commuters will appreciate the excellent transport links with major roads providing easy access to Sutton Coldfield, Birmingham and surrounding areas. Additionally, the Chester Road rail station, part of the cross-city line, is just a short walk away offering convenient rail travel. Wylde Green itself is a thriving and well-connected area, hosting an array of daily essential shopping amenities and facilities, alongside a variety of artisanal cafés, restaurants and grocery stores, all contributing to a vibrant local community. The home also benefits from gas central heating and PVC double glazing (both where specified), ensuring comfort and efficiency throughout. Internal rooms briefly comprise: deep entrance hall, guest cloakroom/WC, substantial family room to fore, attractive lounge, dining room, delightful fitted kitchen and utility, as well as a rear conservatory. To the first floor are four double bedrooms, the master and second boasting en-suite shower rooms, all bedrooms are serviced by a family bathroom. Externally, a block paved multivehicular drive leads to the home, a rear patio progresses to lawn with a timber decked area to one corner. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multi vehicular block paved drive with paved path and mature bush to side, access is gained into the accommodation via a timber obscure glazed door with windows to side, into:

**DEEP ENTRANCE HALL:**  
Doors open to lounge, fitted kitchen, guest cloakroom / WC, family room and under stairs storage, radiator, tiled flooring, stairs off to first floor.

**FAMILY LOUNGE:** 16’02 (into bay) x 14’05 max / 12’07 min:  
PVC double glazed bay window to fore, radiator, gas coal-effect fire set upon a granite hearth having matching surround and period mantel over, door to entrance hall and double doors open to:

**DINING ROOM:** 12’07 x 8’10:  
PVC double glazed French doors with windows to side open to rear conservatory, space for dining table and chairs, radiator, glazed door opens to:

**KITCHEN:** 10’11 x 9’10:  
PVC double glazed window to rear, matching wall and base units with integrated dishwasher and oven with grill over, edged work surfaces with stainless steel sink and draining grooves cut to side, five ring gas hob with extractor canopy over, matching upstands, under-unit lights, radiator, glazed doors back to dining room and to entrance hall, door opens to:

**UTILITY:** 5’11 x 5’11:  
PVC double glazed obscure door to side having clear glazed window to side, matching wall and base units with recesses for washing machine, edged work surface with matching upstands, stainless steel sink drainer unit, radiator, tiled flooring, door back to kitchen.

**FAMILY ROOM:** 15’04 x 14’01 max / 13’07 min:  
PVC double glazed window to fore, radiator, door back to entrance hall.

**GUEST CLOAKROOM / WC:**  
PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to entrance hall.

**REAR CONSERVATORY:** 12’03 x 8’00:  
PVC double glazed windows and French doors open to rear, PVC double glazed French doors open back to dining room.

**STAIRS & LANDING:**  
PVC double glazed obscure window to side, doors open to four bedrooms, a family bathroom and storage.

**BEDROOM ONE:** 12’10 x 10’10:  
PVC double glazed window to fore, radiator, space for double bed and complimenting suite, door back to landing and bi-folding door opens to:  
**ENSUITE SHOWER ROOM:**  
PVC double glazed obscure window to side, suite comprising step-in shower cubicle with glazed sliding splash screen door to fore, vanity wash hand basin and WC, ladder style radiator, tiled splashbacks and flooring, bi-folding door back to bedroom.

**BEDROOM TWO:** 14’07 x 10’03:  
PVC double glazed window to fore, built-in sliding mirrored wardrobes, radiator, space for double bed, door back to landing and to:  
**ENSUITE SHOWER ROOM:**  
Double glazed Velux skylight over, suite comprising walk-in shower cubicle with glazed sliding door to fore, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

**BEDROOM THREE:** 13’06 x 8’07:  
PVC double glazed window to rear, radiator, door back to landing.

**BEDROOM FOUR:** 9’03 x 8’06:  
PVC double glazed window to rear, radiator, door back to landing.

**FAMILY BATHROOM:**  
PVC double glazed obscure window to side, suite comprising bath with splash screen door to side, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**  
A paved patio advances from the accommodation and leads to a brick purpose-built wall separating lawn, timber decking is provided with timber fencing to perimeters, access is given back to the accommodation via PVC double glazed doors to conservatory and to utility.



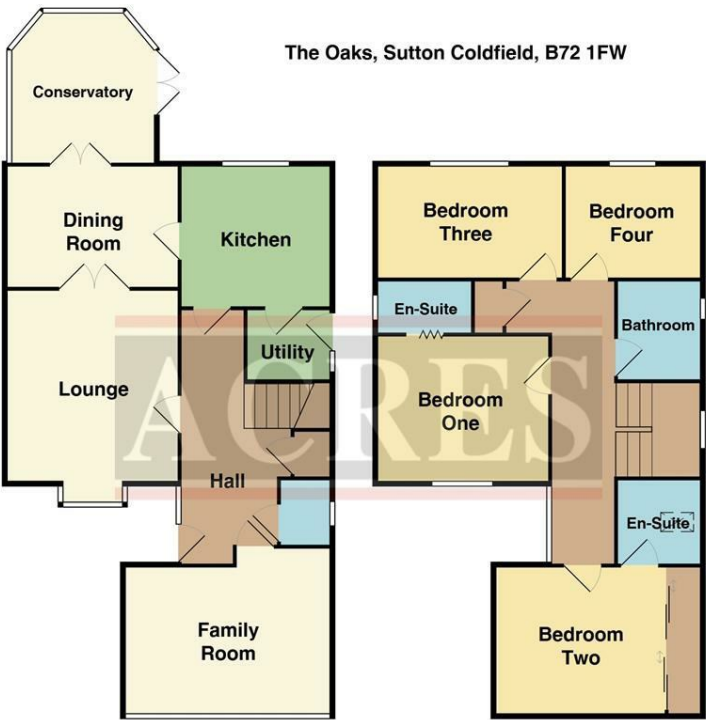
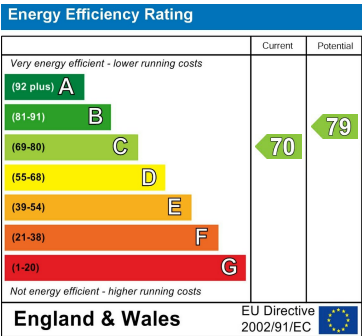




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

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.