

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * Lovely detached bungalow on a very wide plot
- * Entrance hall, study
- * Large re-fitted kitchen and separate utility
- * Lounge, separate sitting room and dining room
- * Two double bedrooms and wet room to the left
- * Guests bedroom suite with bedroom and en-suite
- * Very large fore garden offering multiple parking space
- * Rear Garden and side courtyard
- * Lovely cul-de-sac of just bungalows
- *



5 Hothersall Drive, Boldmere, B73 5RW ~ Offers around £440,000

It is a privilege to offer for sale this incredible detached bungalow situated beautifully in a Cul de Sac location. It sits on a very wide plot and benefits from double glazing and gas central heating (both where specified). The interiors includes a vast amount of space and living accommodation to include entrance hall, study, lovely large re-fitted kitchen, large utility, sitting room, dining room and family lounge. To the left is a bedroom wing with two double bedrooms and wet room and to the right of the property is a guests suite with further double bedroom and en-suite. Outside is a very large fore garden with stone chipped areas plus off road parking space for multiple vehicles. To the rear is a lovely low maintenance and well stocked garden with court yard to side leading around to the rear with multiple trees and shrubs throughout. Energy Rating D

Access is via a very wide fore garden with stone chipped areas and multiple parking space and leading to:

UPVC reception door with double glazed vertical panels to either side into:

HALLWAY: A lovely square hallway with coving to ceiling, radiator, door into guest suite and door into:

STUDY: 9'00" x 7'2" Access to loft, radiator, wall mounted gas central heating boiler, internal window and door into:

KITCHEN: 12'9" x 11'10" max 10'00" min Having a range of stylish units to include drawer, base and eye level cupboards, contrasting work surfaces and tiled splashback, five ring gas hob with extractor hood over, double oven / grill combination, integrated fridge / freezer, one and a half bowl sink and drainer under the double glazed rear window, radiator, coving to ceiling, tiled floor continuing through to utility and further doors into:

UTILITY: 11'10" x 8'10" A large workroom with double glazed window to rear and side, radiator, door to side, space and plumbing for washing machine, space for dryer, base units, sink and drainer and door into walk in store cupboard

SITTING ROOM: 10'00" x 8'4" Coving to ceiling, double glazed patio floors to dining room, door to lounge and door to inner hallway

DINING ROOM: 12'4" x 9'00" Double glazed window to rear and sides, double glazed door to garden, radiator

FAMILY LOUNGE: 13'5" x 14'10" max 13'9" min to chimney breast Double glazed picture window to front, radiator, classically styled fire surround with living flame effect fire, coving to ceiling

GUESTS BEDROOM SUITE: 10'8" x 8'8" An excellent double bedroom with double glazed window to front, access to loft, radiator and door into:

ENSUITE: Self contained shower cubicle, fitted electric shower, pedestal wash hand basin, close coupled WC, stylish tiling to part walls and floor, chrome ladder style radiator/towel rail, spotlights to ceiling, extractor fan

INNER HALLWAY: With doors into bedrooms one and two and wetroom

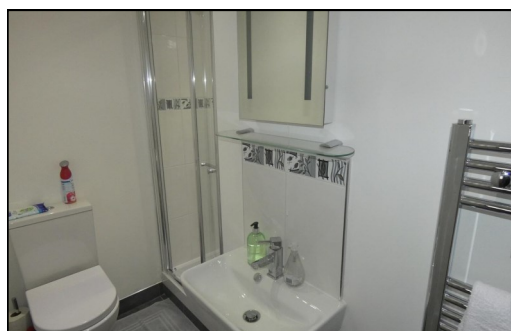
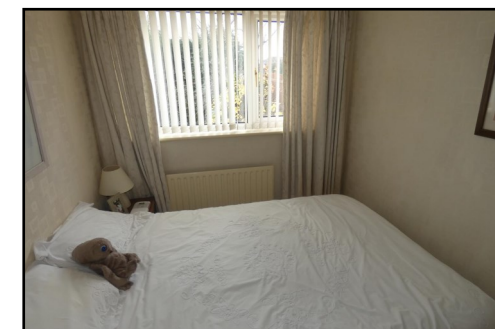
BEDROOM ONE: 13'4" x 12'7" max 10'8" min to wardrobe front

An excellent double bedroom with built in wardrobes and four chest of drawers, double glazed window to front, coving to ceiling, radiator

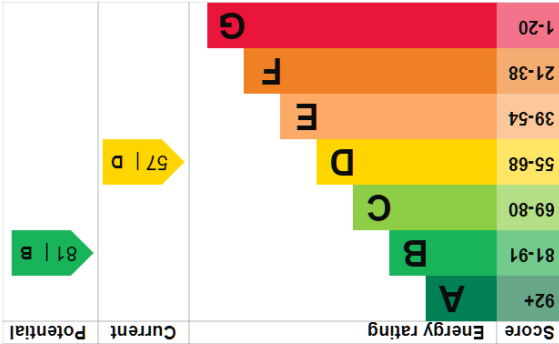
BEDROOM TWO: 10'1" x 7'2" A third double bedroom with double glazed window to rear, radiator, coving to ceiling

WETROOM: 7'00" x 6'3" With fitted shower, pedestal wash hand basin, close coupled WC, tiling to walls, waterproof covering, double glazed patterned window, radiator, extractor fan

REAR AND SIDE GARDEN: Lovely well stocked garden with brick blocked courtyard to side and gated access to front. The brick blocked and concrete print garden continues to the rear with mature planted trees and shrubs



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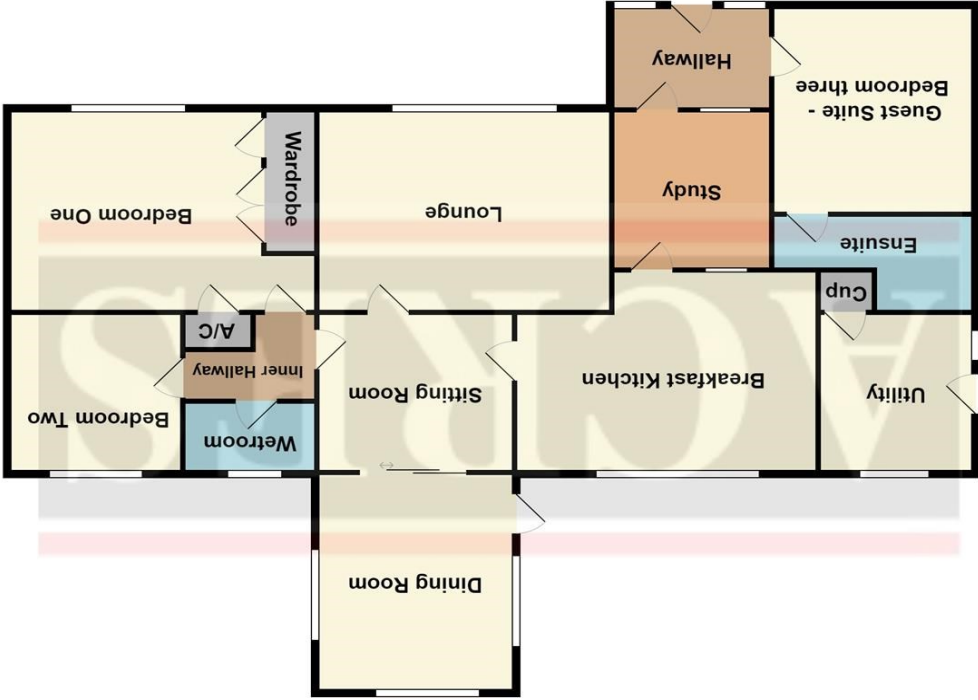


TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: E

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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.