

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A wonderful executive styled property
- * Beautifully positioned
- * Lounge leading through to dining room
- * Separate sitting room and conservatory
- * Stylish breakfast kitchen
- * Four bedrooms, master with en-suite
- * Bathroom with white suite
- * Garage
- * Brick blocked fore garden
- * Rear garden with patio and lawn



Shrubbery Close, Sutton Coldfield, B76 1WE ~ Offers around £485,000

Occupying a lovely position off the main Shrubbery Close on a private road of three detached properties. Benefitting from double glazing and gas central heating (both where specified). The interiors are excellent throughout and include entrance hall, guests cloakroom, lovely spacious living room leading to a dining area, conservatory, generous sitting room and large breakfast kitchen. To the first floor are four excellent bedrooms, (master with en-suite) and bathroom. Outside is a brick blocked and planted fore garden offering multiple parking space and access to garage front. To the rear is a nice secluded garden with patio, lawn and planting throughout. Offering no upward chain this is a fabulous opportunity to purchase an excellent executive styled property. Energy Rating D

Access is via an open porch with double glazed stained glass door and leaded light window to side into:

HALLWAY Turning staircase to first floor, coving to ceiling, radiator, half door into under stairs storage cupboard and doors into lounge and sitting room

GUEST CLOAKROOM White close coupled W.C, wash hand basin, tiling approximately half height, radiator and double glazed patterned window

FAMILY LOUNGE 19'6" max into bay 17'1" min x 10'10" max 10'0" min to chimney breast A lovely generous living room with double glazed leaded light stained glass bay window, stylish Minster styled fire surround with fitted living flame effect gas fire, two radiators, coving to ceiling, open access through to:

DINING ROOM 10'9" x 8'10" Decorated to compliment the lounge, coving to ceiling, radiator, door to sitting room, door into:

CONSERVATORY 8'0" max x 10'10" max Double glazed window, double opening doors to garden

SITTING ROOM 15'0" max x 10'1" min 12'1" max A lovely third reception room with double glazed patterned doors to rear, coving to ceiling, radiator, door into:

BREAKFAST KITCHEN 20'0" x 8'4" Complimentary range of units to include drawer, base and eye level cupboards, space for fridge freezer, integrated dishwasher, four ring electric hob with extractor hood over and electric oven under, fitted microwave, contrasting work surfaces and tiling to splashbacks, one and half bowl sink and drainer, double glazed leaded light window and double glazed door to garden, wall mounted gas central heating boiler, two double glazed roof lights, breakfast area with radiator and door into:

GARAGE 16'8" x 9'1" max 8'9" min (Please check the suitability of this garage for your own vehicle) Up and over door to front, light

FIRST FLOOR LANDING Access to loft space, coving to ceiling, double glazed leaded light window, doors into airing cupboard, radiator

MASTER BEDROOM 12'0" max x 9'7" Coving to ceiling, double glazed leaded light window to rear, radiator, his and hers mirrored fronted wardrobes and door into:

EN-SUITE Self contained shower cubicle, white close coupled W.C, wash hand basin set into vanity unit, stylish tiling to walls, spotlights and extractor fan, chrome ladder style radiator/ towel rail, double glazed leaded light patterned window

BEDROOM TWO 9'9" x 9'6" Double glazed window to front, radiator

BEDROOM THREE 7'10" x 11'8" Double glazed leaded light window to rear overlooking the garden, radiator

BEDROOM FOUR 11'10" x 6'0" Double glazed leaded light window to front, radiator

BATHROOM 8'5" x 7'5" Having a white suite comprising panelled bath with shower above, wash hand basin, set into a vanity unit, close coupled W.C, tiling to shower and splashbacks, spotlights to ceiling, chrome ladder style radiator / towel rail, double glazed leaded light patterned window

REAR GARDEN Having patio and steps up to lawns with shrubs, tree and fenced perimeter



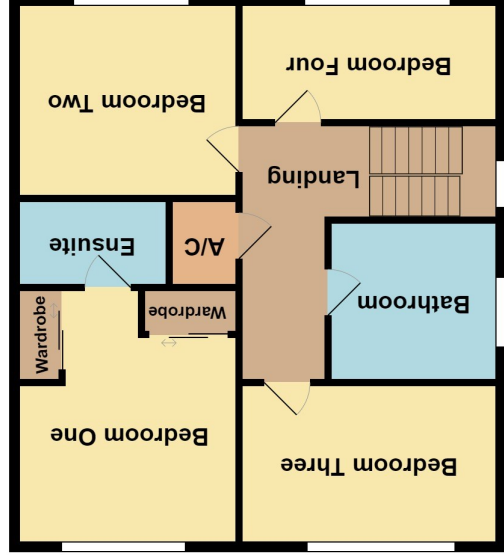
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 d	
			78 c



This plan is not to scale and is given merely as a guide to show the approximate location of one room to another

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: G

FIXTURES & FITTINGS: As per sales details.

VIEWING:

Recommended via Acres on 0121 350 5533.