

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* A wonderful detached family home
- \* Large welcoming entrance hall
- \* Extended family lounge
- \* Snug/study
- \* Dining room with open access to kitchen
- \* Utility and guests cloakroom
- \* Four excellent bedrooms
- \* Luxury re-fitted shower room
- \* Fore garden offering parking space
- \* Glorious rear garden with patio, lawn and various planted beds



***126 Penns Lane, Wylde Green, B72 1BP ~ Offers around £550,000***

This is a wonderful elevated and substantial property beautifully positioned on this ever popular residential road. Benefiting from double glazing and gas central heating (both where specified) The interiors include a spacious and inviting entrance hall, large extended lounge, snug/study, dining room leading to a fitted kitchen, separate utility and guests cloakroom. To the first floor are four bedrooms and a luxury re-fitted shower room. Outside is a fore garden with off road parking space and feature retaining walls and to the rear is a glorious garden with patio area to fore and superb lawned and planted garden with an array of planted verdant and flowering trees and shrubs. Viewing is essential to appreciate this amazing home. Energy Rating D

Access is via a fore garden offering multiple parking space, feature brick walls and steps up to;

**OPEN CANOPY PORCH:** Double glazed reception door into;

**HALLWAY:** A lovely spacious entrance with coving and spotlights to ceiling, timber effect floor, radiator, steps down to understairs storage and doors into dining room, kitchen and;

**LOUNGE: 14'10" min to chimney breast 16' max 16'5" max into bay 14'2" min.** A superb living room with double glazed bay window to rear and further double glazed window, coving and medallion to ceiling, radiator, feature archway to three quarter point

**SNUG/STUDY: 10'2" x 7'6" max 6'9" min to chimney breast.** Double glazed window to front, radiator, coving to ceiling, built in window seat

**DINING ROOM: 11'5" x 10'10" max 9'8" min.** Coving to ceiling, open access to kitchen and open access into;

**KITCHEN: 13'2" x 12'11".** Having a range of light toned units to include drawer, base and eye level cupboards, integrated dish washer and fridge/freezer, contrasting work surfaces, tiling to splashbacks, four ring gas hob with extractor hood over and electric oven under, stainless steel sink and drainer, coving and spotlights to ceiling, double glazed window to rear and side, double glazed double opening doors to garden, quarry styled tiled floor that continues through to;

**UTILITY: 9'8" x 5'2".** Base units to complement the kitchen, work surfaces and tiling to splashbacks, stainless steel sink and drainer, space and plumbing for washing machine, coving and spotlights to ceiling, wall mounted gas central heating boiler, radiator, door into;

**GUESTS CLOAKROOM:** Having a white close coupled WC, wash hand basin, double glazed opaque window, coving and spotlights to ceiling, radiator and continuation of the quarry tiled floor

**FIRST FLOOR LANDING:** Double glazed window to front, access to loft space, doors into;

**BEDROOM ONE: 13'9" max into bay 10'9" min x 11'7" max 10'5" min to chimney breast.** Double glazed bay window to rear, offering glorious garden views, radiator, timber effect floor

**BEDROOM TWO: 11'6" x 10'10" max 9'8" min to chimney breast.** A second double bedroom with double glazed window to rear, again with garden views, radiator, timber effect floor

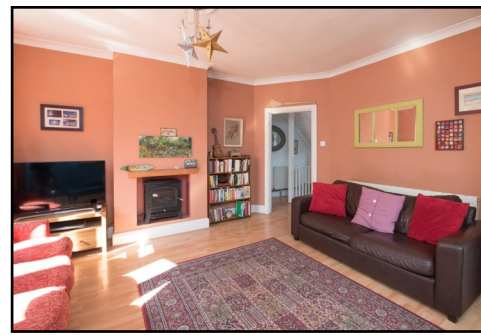
**BEDROOM THREE: 16'8" x 7'.** A lovely dual aspect room, double glazed windows to front and rear, coving and spotlights to ceiling, radiator, timber effect floor

**BEDROOM FOUR: 11'8" max 8' min to stairwell x 7'6" max 3'5" min.** Spotlights to ceiling, two double glazed windows, radiator

**SHOWER ROOM: 10' x 7'6".** A luxury refitted shower room with a double sized shower cubicle with overhead shower, rinser aid, wash hand basin set into a vanity unit, close coupled WC, elegant grey toned tiling to part walls, spotlights to ceiling. Double glazed opaque window, radiator, chrome ladder style radiator/towel rail

**REAR GARDEN:** A beautiful and mature rear garden with paved patio to fore, an array of feature planted beds, low level hedging and verdant shrubs, pathway to lawn and further planted beds and paved patio area to far rear, garden shed





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

**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:** D

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 350 5533.

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

