

# ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU  
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- \* An extremely large family home
- \* Ideally positioned for local amenities
- \* Approved planning permission for a substantial extension
- \* Generous entrance hall and guests cloakroom
- \* Very large family lounge
- \* Living kitchen with a modern styled fitted kitchen dining area and sitting area
- \* Separate utility
- \* Four double bedrooms and en-suite
- \* Fore garden with drive leading to garage front
- \* Well tended rear garden



***141 Birmingham Road, Wylde Green. B72 1LX ~ Offers Over £600,000***

Acres are delighted to offer for sale this incredible property. It is situated in a lovely position and offers wonderful accommodation throughout plus approved planning permission to extend substantially if you should wish to do so. Benefiting from double glazing and gas central heating (both where specified) it includes. Enclosed porch, large welcoming entrance, guests cloakroom, amazing generous family lounge and amazing full width living kitchen with modern styled fitted kitchen, dining area, sitting area and separate utility. To the first floor are four excellent double bedrooms (master with en-suite) family bathroom and study. Outside to the front is a large secluded fore garden offering multiple parking space and to the rear is a well tended garden with patio, lawn and planted borders. Viewing is essential to appreciate this incredible property. Energy Rating C

Access is via a large and secluded brick blocked fore garden offering multiple parking spaces and an array of trees and planted shrubs

**ENCLOSED PORCH** Double glazed door to front and matching double glazed panel to front and side, tiled double opening double glazed doors into:

**ENTRANCE HALL** A large and welcoming hall with coving to ceiling, radiator, newel and balustrade staircase to first floor, timber effect floor, doors to lounge, kitchen, garage and:

**GUEST CLOAKROOM** White close coupled W.C, pedestal wash hand basin, tiling to part walls, double glazed window, radiator, continuation of timber effect floor

**FAMILY LOUNGE 17'0" x 18'10" min 21'10" max into inglenook** An incredibly large living room with coving to ceiling, two radiators, double glazed window system to rear including patio doors out to garden, inglenook fireplace with double glazed windows to either side and inset spotlights

**LIVING KITCHEN WITH SITTING DINING AREA 31'5" max 17'0" min x 11'8" central, 16'8" max 9'0" min** Having a comprehensive range of high gloss units to include drawer, base, eye level and display cupboards, five ring gas hob with extractor hood over, integrated dishwasher, stainless steel one and half sink and drainer, contrasting work surfaces with matching upstands, spotlights and sound system to ceiling, continuation of timber effect floor, double glazed window to front

**DINING / SITTING AREA** Double glazed window to side, space and plumbing for washing machine, double glazed patio door system to garden, door into:

**UTILITY** With stainless steel sink, base and eye level cupboards, work surfaces and splash backs, double glazed window to rear, spotlights to ceiling, ladder style radiator / towel rail

**FIRST FLOOR LANDING** Access to loft space, double glazed patterned window to side, radiator, doors into:

**MASTER BEDROOM 12'0" min to wardrobe front 14'0" max into wardrobes x 11'10"** Double glazed window to front, radiator, built in wardrobe system to rear and door into:

**EN-SUITE** A spacious en-suite with shower cubicle, white wash hand basin, close coupled W.C, radiator, chrome ladder style radiator / towel rail, spotlights to ceiling, double glazed patterned window

**BEDROOM TWO 12'0" x 9'10" min to wardrobe front 11'10" max into wardrobes plus doorwell** A second excellent double bedroom with double glazed window to rear, built in wardrobe system to one side, guest wash hand basin and radiator

**BEDROOM THREE 12'0" x 9'7"** A third double bedroom with double glazed window to rear, doorway into storage (was a second en-suite), wash hand basin

**BEDROOM FOUR 11'10" x 8'11"** A fourth double bedroom with double glazed window to rear, radiator

**BATHROOM** Having a white suite comprising double ended bath, close coupled W.C, self contained shower cubicle, double glazed patterned window, door into airing cupboard and door into:

**STUDY 15'7" max x 6'0" max some restricted headroom** Double glazed window to front, radiator

**REAR GARDEN** Patio to fore leading to a shaped lawn with planted borders, further patio area to far rear



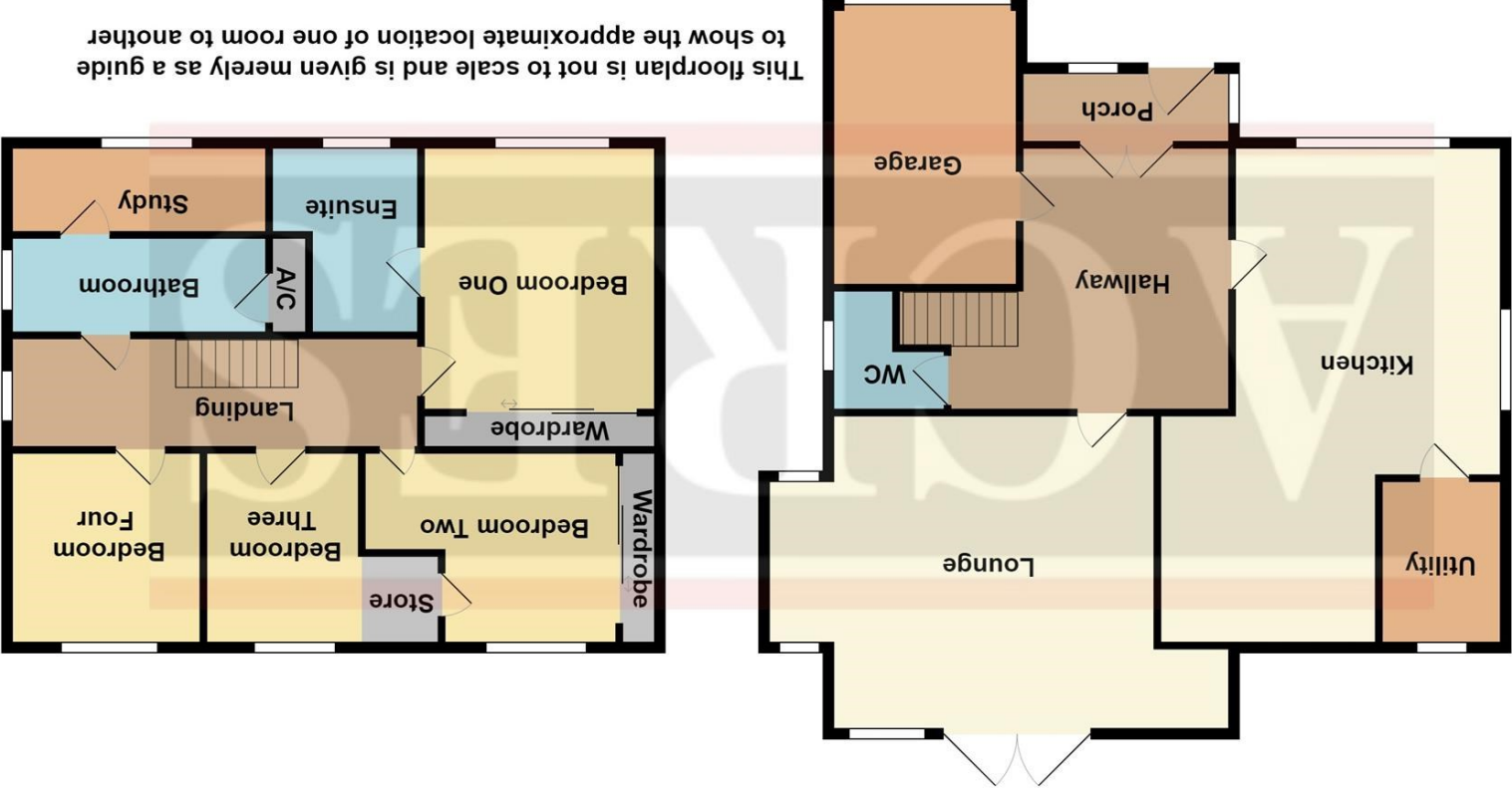


**FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE**





Score	Energy rating	Current	Potential
92+	A	82   B	73   C
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:** F

**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.