

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * A modern styled detached property
- * Entrance hall and guests cloakroom
- * Family lounge and separate sitting room
- * Conservatory
- * Fitted kitchen
- * Master bedroom with en-suite
- * Two further bedrooms
- * Family bathroom
- * Fore garden with drive leading to garage front
- * Rear garden with lawn and planted borders



1 Oldacre Close, Walmley, B76 1WF ~ Offers around £385,000

Ideally located on a lovely residential development off Penns Lane this excellent property benefits from double glazing and gas central heating (both where specified). The interiors include entrance hall, guests cloakroom, family lounge with opening into dining room, conservatory and kitchen. To the first floor is a master bedroom with en-suite and two further bedrooms plus family bathroom. Outside is a fore garden with driveway to garage front and rear garden with patio, lawn and a mixture of flowering and verdant trees and shrubs. This property is offered with no chain for your convenience. Energy Rating D

Access is via a lawned fore garden with brick blocked driveway leading to garage front and:

OPEN CANOPY PORCH: With double glazed reception door into:

HALLWAY: Staircase to first floor, coving to ceiling, radiator, door into lounge and:

GUESTS CLOAKROOM: Close coupled WC, pedestal wash hand basin, tiling to approximately half height, radiator, double glazed leaded light patterned window

LOUNGE: 14'1" x 13'0" max 10'8" min to chimney breast Double glazed leaded light and stained glass bow bay window to front, coving to ceiling, wall light points, two radiators, classically styled fire surround with marbelesque back and hearth and fitted living flame effect electric fire

DINING ROOM 11'5" x 7'10" With coving to ceiling, radiator, double glazed patio door into conservatory and door into kitchen

CONSERVATORY 9'0" max x 7'10" max Double glazed windows to rear and side, double glazed door out to garden, tiled floor

KITCHEN 11'2" x 7'10" Having a range of units to include drawer, base and eye level cupboards, work surfaces and breakfast bar, tiling to splashbacks, electric oven with extractor hood over, space and plumbing for washing machine, space for fridge freezer, one and half bowl sink and drainer, double glazed leaded light window to rear and double glazed door to side, radiator

FIRST FLOOR LANDING Access to loft space, radiator, doors into:

MASTER BEDROOM 11'0" min to wardrobe front 13'0" max into wardrobe 9'3" max 7'5" min to wardrobe front Double glazed leaded light window to rear, built in wardrobe system, radiator, coving to ceiling and door into:

EN-SUITE Having a self contained shower cubicle with fitted shower, pedestal wash hand basin, close coupled W.C, tiling to part walls, coving to ceiling, radiator, double glazed leaded light patterned window

BEDROOM TWO 12'10" x 8'1" plus doorwell A second double bedroom with double glazed leaded light window to front, radiator

BEDROOM THREE 9'5" max 7'5" min to wardrobe front x 8'0" max 6'2" min to wardrobe front An excellent third bedroom with built in wardrobe system, double glazed leaded light window to front, radiator

SHOWER ROOM Having a double sized shower cubicle with fitted shower, wash hand basin set into a vanity unit, close coupled W.C, bidet, tiling to part walls, two radiators, double glazed leaded light patterned window and door into store cupboard

REAR GARDEN Having patio, bordered lawn with an array of verdant trees and shrubs



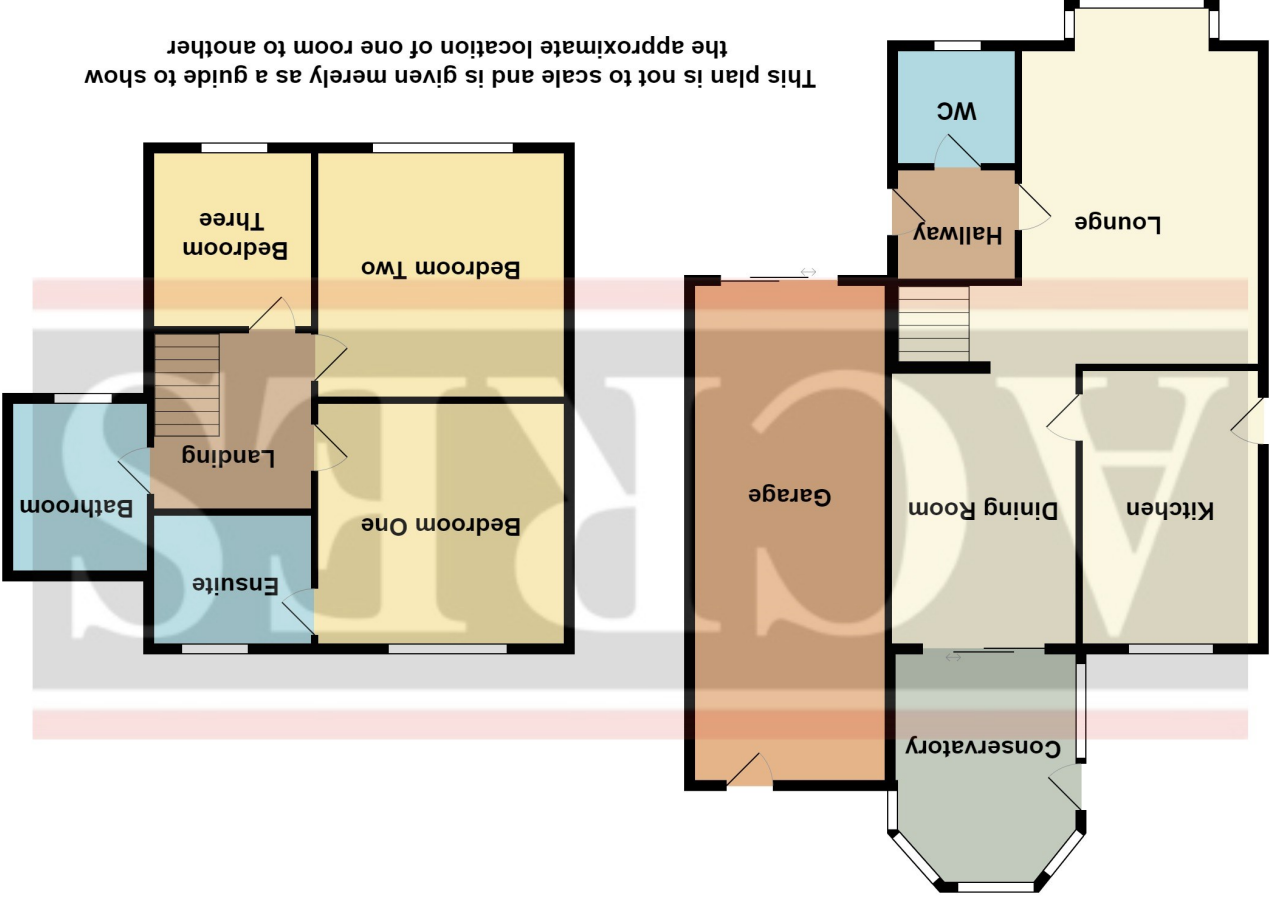
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased 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		
		64 D	
		81 B	



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.