

# ACRES

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



- \* Entrance Hall
- \* Study
- \* Guest WC
- \* Superb Lounge & Dining Room
- \* Conservatory
- \* Living Kitchen
- \* Utility & Further WC
- \* Five Bedrooms, two having an ensuite
- \* Luxury Family Bathroom
- \* Wide and spacious Rear Garden
- \* Double Garage & Off Road Parking
- \* Energy Rating D



***40 Marchmount Road, Wylde Green, B72 1EF ~ Offers over £690,000***

Situated in a wonderful spot central to all of Wylde Greens many facilities this exciting executive styled property benefits from double glazing and gas central heating (both where specified) and has incredible interiors to include welcoming entrance hall, study with guests w.c off, family lounge, dining room and lovely spacious conservatory plus an amazing dining/living kitchen with door to utility and second w.c. To the first floor is a master bedroom suite with ensuite shower room, guests suite with bedroom and ensuite shower room and three further double bedrooms and family bathroom. Outside is a lovely corner fore garden with multiple off road parking and access to garage front. To the rear is a very generous garden with patio and lawn. Viewing is essential to appreciate the space, position and rooms on offer. Energy Rating D

Access is via a feature reception door leading into;

**ENTRANCE HALL:**

An excellent welcoming entrance with two double glazed leaded light windows to side, coving and spotlights to ceiling, radiator, newel and balustrade staircase to first floor, tiled floor that continues through to kitchen and;

**STUDY: 16'8" max to doorwell 7'6" min x 7'6"**

Two double glazed leaded light windows to front, coving and spotlights to ceiling, built work area, radiators, timber effect floor and door into;

**GUESTS WC:**

White close coupled WC, wash hand basin, radiator and spotlights to ceiling

**LOUNGE: 21'0" x 10'5" max 8'10" min to chimney breast**

A superb living room with double glazed leaded light window to front, radiator, contemporary styled living flame effect fire, double opening doors to conservatory and double glazed double opening doors into;

**DINING ROOM: 11'2" x 11"**

Coving and spotlights to ceiling, radiator, double opening doors to conservatory and double opening doors to kitchen

**CONSERVATORY: 20'8" max 12'6" max 8'10" min**

A wonderful addition to the family home, this incredibly large conservatory having double glazed door to garden, tiled floor and radiator

**LIVING KITCHEN: 23'5" x 12'10" max 12'2" min**

An exceptional living kitchen with a comprehensive range of units to include drawer, base and eye level cupboards plus complementing island with units below, contrasting granite worksurfaces, stainless steel range cooker with stainless steel splashback and extractor fan, stainless steel one and a half bowl sink and drainer, integrated dishwasher, fridge and freezer, tiled splashback, two radiators, double glazed opaque window to side, double glazed double opening doors to garden, sitting/dining area to far rear, coving and spotlights to ceiling, under gallery unit lighting, door into;

**UTILITY: 5'10" x 5'0"**

Space and plumbing for washing machine base unit, circular laundry sink, work surfaces, concealed wall mounted gas central heating boiler and water tank, spotlights to ceiling, tiled floor and door into;

**WC:**

White close coupled WC, double glazed opaque window, tiled floor, spotlights to ceiling

**FIRST FLOOR LANDING:**

Access to loft space, coving and spotlights to ceiling, oak floor, door into;

**MASTER BEDROOM SUITE: 13' 8" min 15'3" max x 12'3" min 14'5" max into wardrobes**

Being fitted with a range of bedroom furniture including wardrobes, bridging unit, bedside cabinet with displays, chest of drawers, radiator, double glazed window to rear, door into;

**ENSUITE:**

Self contained shower cubicle, wash hand basin set into a vanity unit and close coupled WC, complementary tiling to walls and floor, spotlights and extractor fan to ceiling, double glazed opaque window

**BEDROOM TWO: / GUESTS SUITE: 14'0" max 8'8" min x 13'6" max 7'6" into doorwell**

Built in his and hers double wardrobes, dressing table, double glazed leaded light window to front and double glazed window to rear;

**ENSUITE SHOWER ROOM:**

Self contained shower cubicle, wash hand basin, close coupled WC and chrome ladder styled radiator/ towel radiator, complementary tiling to walls and floor, spotlights and extractor fan to ceiling, double glazed opaque window

**BEDROOM THREE: 9'2" x 12'2"**

A third double bedroom with double glazed leaded light window to front, radiator and timber floor

**BEDROOM FOUR: 9'0" x 10'8" max**

Double glazed leaded light window to front, radiator, timber effect floor

**BEDROOM FIVE: 10'7" x 7'7"**

Currently used as a dressing room, double glazed leaded light window to front, radiator, open storage unit with shelving and drawers below

**FAMILY BATHROOM: 12'0" x 4'10"**

Luxury family bathroom with a white suite comprising panelled bath, wash hand basin, white close coupled WC, wet and dry shower cubicle with overhead shower, spotlights and extractor fan to ceiling, chrome ladder style radiator/towel rail, double glazed opaque window, complementing tiling to walls and floor

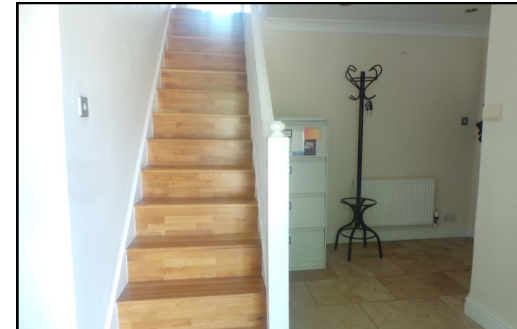
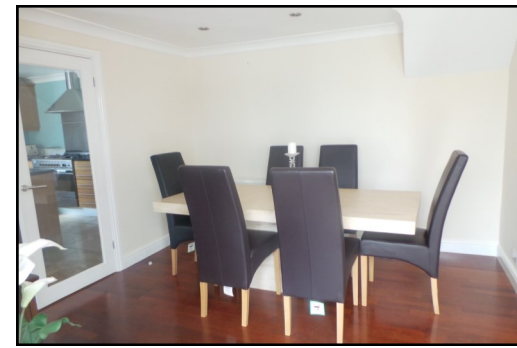
**REAR GARDEN:**

A very wide and spacious garden with patio and large lawn

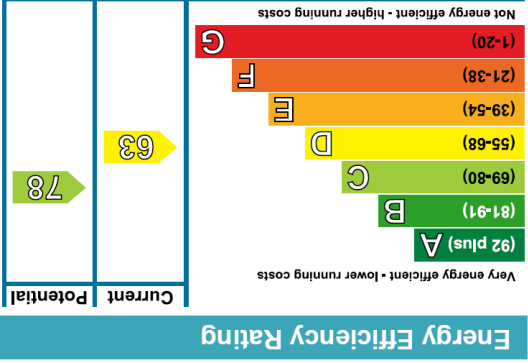
**DOUBLE GARAGE: (please check the suitability of this garage for your own vehicle)**

Having up and over doors





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.



**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.