

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk @ www.acres.co.uk



- ◆ A wonderful dormer bungalow with incredibly spacious accommodation
- ◆ Enclosed porch and feature entrance hall
- ◆ Rear lounge with patio doors out to the garden
- ◆ Larger than average formal dining room
- ◆ Spacious breakfast kitchen (that could be re-fitted to your own taste)
- ◆ Three ground floor bedrooms
- ◆ Ground floor bathroom and shower room
- ◆ Master bedroom with potential en-suite and dressing room to either end
- ◆ Fore garden with lawn, brick blocked driveway and access to garage front
- ◆ Large rear garden with patios, extensive lawn and further garden area below.



23 Wylde Green Road, Wylde Green, B72 1HD ~ Offers around £625,000

Beautifully positioned on the corner of St Bernards Road. This is an incredible executive styled Freehold dormer bungalow offering amazing accommodation throughout, including the following enclosed porch, wonderful feature entrance hall, family lounge with side bay and patio doors to garden, larger than average formal dining room, generous breakfast kitchen (that you can upgrade to your own taste) three ground floor bedrooms, shower room and bathroom. To the first floor is an excellent master bedroom with two large storage areas to either end that could potentially be a dressing room and en-suite. Outside is a fore garden with lawn and brick blocked driveway with access to the double garage and to the rear is a large garden with deep patio to side, patio to fore, extensive lawn, and further garden area below. This property offers such versatile accommodation throughout with further opportunity to improve and enhance throughout. Viewing comes highly recommended to appreciate all that is on offer. EPC rating E. Council tax band F.

Access is via a brick blocked fore garden, lawn, multiple parking space and access to garage front

ENCLOSED PORCH Double glazed window to front and side, double glazed double opening doors leading to double glazed reception door

ENTRANCE HALL An incredible entrance hall with coving and medallion to ceiling, double glazed patterned window to front, radiator

FAMILY LOUNGE 22'0" max into bay 17'7" min x 12'10" Having double glazed bay window to side, double glazed patio doors to garden, coving and spotlights to ceiling, radiator

DINING ROOM 22'2" x 11'10" A wonderful larger than average dining room with double glazed windows to rear and side, radiator

KITCHEN 21'0" max 19'2" min x 15'1" max into bay 11'9" min A large breakfast kitchen with a range of drawer, base and eye level cupboards, range style cooker with tiled splash backs, stainless steel one and half bowl sink and drainer, work surface and matching breakfast bar, tiled floor, coving and spotlights to ceiling, radiator, double glazed bay window to side with double glazed double opening door, double glazed door out to garage

INNER HALLWAY Staircase up to first floor and doors into:

BEDROOM TWO 17'1" max into bay 13'6" max x 13'5" Double glazed bay window to side, spotlights to ceiling, radiator

BEDROOM THREE 12'6" x 11'2" max into bay 8'1" min Double glazed bay window to side, spotlights to ceiling, radiator

BEDROOM FOUR 12'6" max 11;0" min x 9'0" Double glazed window to front, spotlights to ceiling, radiator

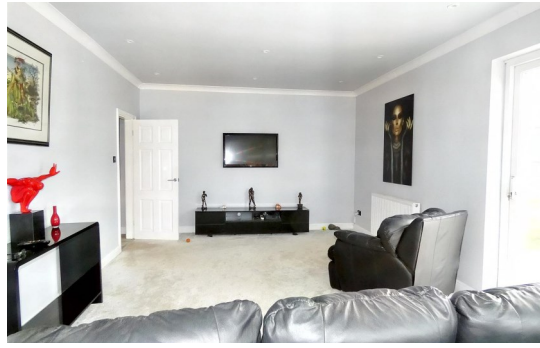
SHOWER ROOM Having a wet and dry shower cubicle with fitted electric shower, pedestal wash hand basin, close coupled WC, radiator, coving and spotlights to ceiling, chrome ladder style radiator/towel rail

BATHROOM Having a white suite comprising of panelled bath, pedestal wash hand basin, close coupled WC, spotlights to ceiling, double glazed patterned window and radiator

FIRST FLOOR Door into

MASTER BEDROOM 18'8" x 11'3" Double glazed window to side, radiator, spotlights to ceiling door into

STORAGE With hanging rail and wall mounted gas central heating boiler, further doors into second storage room with light



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



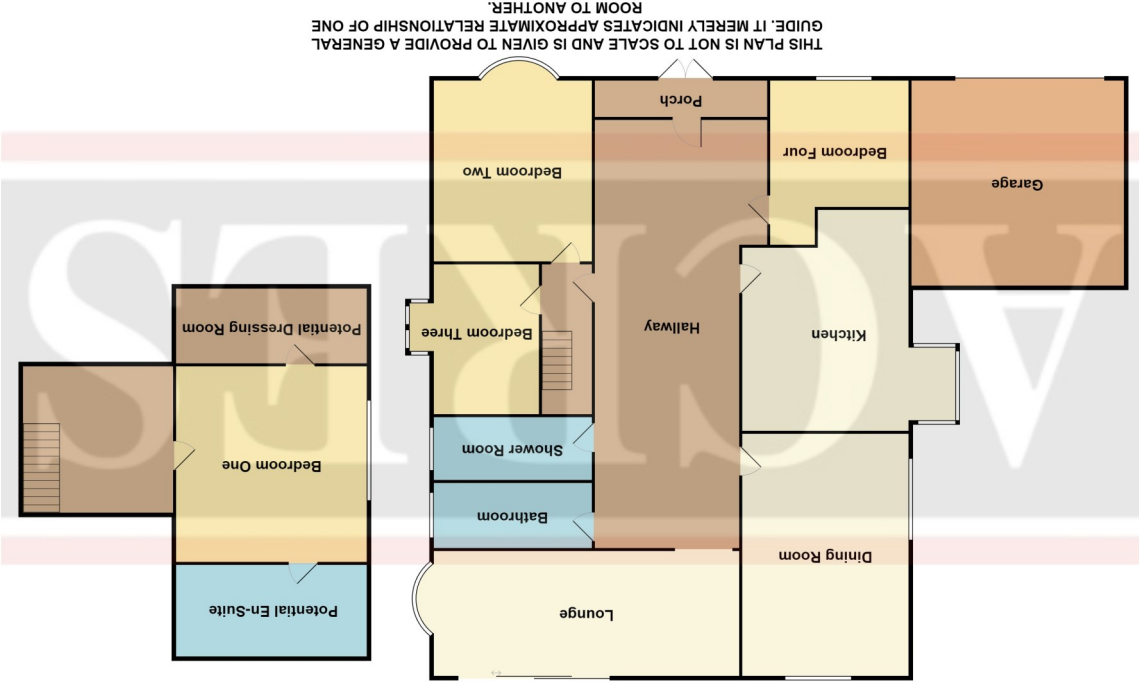
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	54 E	
21-38	F		
1-20	G		



TENURE:

**COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:**

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.)
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As per sales particulars.
Recommended via Acres on 0121 321 2101.



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.