

ACRES

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- A stunning detached residence with excellent room sizes
- Enclosed porch, entrance hall and guests cloakroom
- Large formal dining room
- Family lounge
- incredible living kitchen with comprehensively fitted kitchen, dining area and family area
- Master bedroom with rear dressing area and en-suite
- Three further excellent bedrooms
- Very generous bathroom with white suite
- Fore garden offering multiple parking space
- Wonderful rear garden



NEW CHURCH ROAD, BOLDMERE, B73 5RT - OFFERS IN THE REGION OF £600,000

Acres are delighted to offer for sale this incredible detached residence that is located beautifully in the heart of Boldmere, close to many facilities including the High Street, Cross City railway, schools, shops and restaurants. The property offers amazing interiors and very briefly includes, enclosed porch, entrance hall, guests cloakroom, formal dining room, family lounge and wonderful living kitchen with a comprehensively fitted kitchen with integral appliances, dining area and family area. (This offers perfect modern day living) To the first floor is a Master suite with double bedroom, dressing area to rear and en-suite shower room, three further excellent bedrooms and a larger than average bathroom with white suite. Outside is a fore garden offering multiple parking space and to the rear is the perfect compliment with patio, long lawn, trees and shrubs. Viewing is essential to appreciate location, size and quality. Council tax band F. EPC rating D

Access is via a cobble print fore garden offering multiple parking and stone chipped quadrant

ENCLOSED PORCH Double glazed double doors, two double glazed windows to side, number and glass transom above

HALLWAY Newel and balustrade staircase to first floor, radiator, coving to ceiling, doors into lounge, dining room, open plan kitchen and

GUEST CLOAKROOM White close coupled WC, wash hand basin

DINING ROOM 15'00" may into bay 12'00" min x 13'5" max 13'1" min Deep double glazed bay window to front, leaded light top lights, coving to ceiling, minster style fire surround, picture rail, radiator

LOUNGE 15'4" max into bay 12'4" min x 12'5" max 12'2" min Double glazed bay to rear, central double glazed door to garden, stylish fire surround, living flame effect fire, coving and medallion to ceiling, radiator

OPEN PLAN LIVING KIITCHEN 24'7" max 9'2" min x 19'6" max 10'00" min

KITCHEN A large comprehensively fitted kitchen with a range of units to include drawer, base and eye level cupboards, range style cooker, integrated fridge, freezer, dish washer and washing machine, wall mounted wine rack, fitted microwave, one and half bowl sink and drainer, granite work surfaces and complimentary tiling to splash backs, cupboard housing wall mounted gas central heating boiler, under gallery and display lighting, double glazed window to front with top lights, radiator, Karndean flooring that continues through to Dining area and family area

DINING AREA Radiator, double glazed double doors to garden and open access to

FAMILY AREA Double glazed bay to rear, radiator

FIRST FLOOR LANDING Access to loft and doors into

FAMILY BATHROOM A large bathroom with a white suite including panelled bath with shower over, wash hand basin, close coupled WC, vanity unit, double glazed opaque window, chrome ladder style radiator/towel rail, elegant tiling to walls and floor

MASTER SUTE

BEDROOM Deep double glazed orial window, deep display sill, dressing area, double glazed window to side, radiator, double glazed window to rear, door into

EN-SUITE A stylish ensuite with generous shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, grey toned tiling to walls, spotlights to ceiling, double glazed opaque window

BEDROOM TWO 15'8" max into bay 12'3"x 12'6" max 10'5" min to wardrobe front Double glazed bay window to front, leaded light top light, modern stylish fitted wardrobes to one side, radiator, picture rail

BEDROOM THREE 12'7" x 12'5" max into wardrobe 10'2" min to wardrobe front Double glazed window to rear, built in wardrobes to one side and vanity area, radiator, picture rail

BEDROOM FOUR 8'8" max 7'11" min x 8'6" Double glazed orial window to front, radiator, picture rail

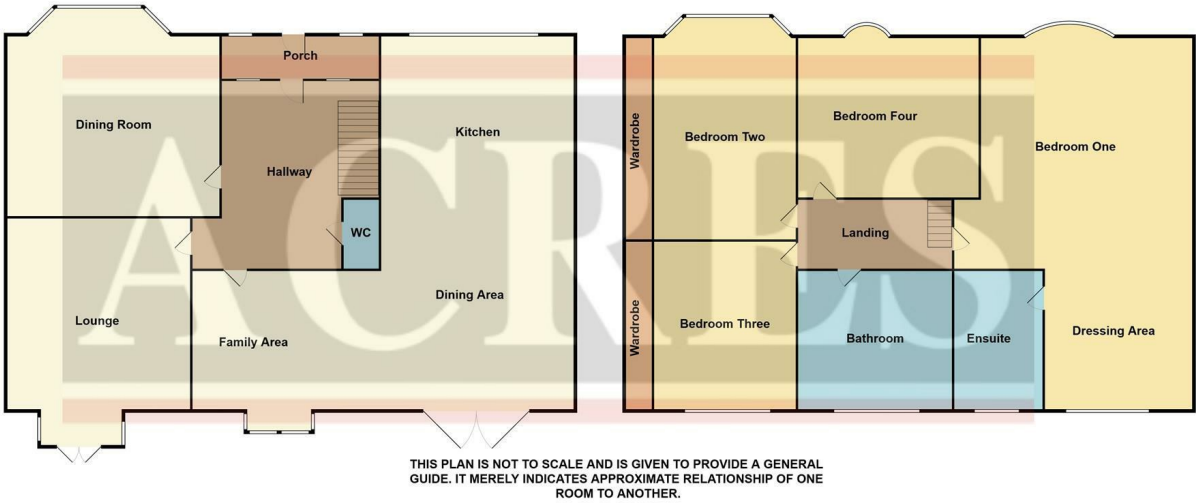
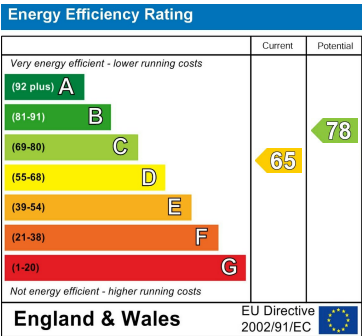
REAR GARDEN The perfect compliment with patio to fore leading to a long lawn with an array of flowering and verdant trees and shrubs with gated side access



TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : F

VIEWING: Highly 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.