

# ACRES

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www.acres.co.uk

- Traditional Semi-Detached Family Home
- Set In A Sort After Location
- Welcoming Hallway
- Spacious Lounge With Feature Fireplace
- Contemporary Fitted Kitchen
- Utility Room & WC
- Three Good Sized Bedrooms
- Family Bathroom
- Generous Sized Garden
- NO CHAIN



**WELWYNDALE ROAD, WYDLE GREEN, B72 1AN - OFFERS OVER £350,000**

This well presented and much improved attractive imposing traditional freehold semi-detached family home is set in a central well regarded convenient location within only a few hundred metres of Wylde Green shopping centre where you will find a host of restaurants shops and further facilities. Excellent public transport facilities are available close to hand as is well regarded schooling. Complimented by gas central heating and pvc double glazing (both where specified). To fully appreciate the property on offer, its spacious proportions many features and improvements we highly recommend internal inspection. Briefly comprising recess porch, welcoming reception hall, spacious rear lounge with fireplace, separate dining room, contemporary fitted kitchen with integrated hob and oven and walk in store / pantry set off the kitchen, side passageway combining laundry area having additional wc. To the first floor there are three good bedrooms together with a well-appointed white bathroom and further separate wc. The property has a side garage and generous rear garden. Council tax band D

## NO UPWARD CHAIN

Set back from the roadway behind a multi vehicular blocked paved drive way, access is gained to the accommodation via

RECESS PORCH: Part obscure double glazed pvc door opens to

RECEPTION HALL: Pvc double glazed window to front, radiator

SPACIOUS REAR LOUNGE 14'06" max 12'06" min 10'09" max 9'06" min: Pvc double glazed bay window to rear with central double glazed French door to patio, fire place surround with marble half recess, central open fireplace, radiator

DINING ROOM 13'06" max 11'01" min 10'09" max 9'06" min: Pvc double glazed bay window to front, radiator

FITTED KITCHEN 10'07" x 8'10": Pvc double glazed window to rear, single drain and sink unit set into rolled edge worksurfaces, there are a range of contemporary grey fitted units to both base and wall level including drawers, integrated stainless steel oven, hob above in turn with stainless steel extractor canopy and splash back, radiator, space for dishwasher. Walk in pantry/store having shelving and obscure window to side

SIDE PASSAGEWAY COMBING LAUNDRY AREA 19'02" x 5'02" max 3'03" min: Door to garage, pvc double glazed door to garden, space for fridge freezer or washing machine. Walk in cupboard off having plumbing for washing machine

SEPARATE WC: Pvc double glazed obscure window to side, low flushing white wc

STAIRS TO LANDING: Pvc double glazed window to side

BEDROOM ONE 14'10" max 12'06" min 10'09" max 9'07" min: Pvc double glazed bay window to rear, radiator

BEDROOM TWO 14'02" max x 11'00" min 10'09" max 9'06" min: Pvc double glazed bay window to front, radiator

BEDROOM THREE 9'04" x 7'06: Pvc double glazed window to rear, radiator

FAMILY BATHROOM: Pvc double glazed obscure window to front, matching white suite comprising bath having shower over with glazed splash screen, wide vanity wash hand basin having double base unit underneath, tiling to walls, chrome ladder style radiator

SEPARATE WC: Pvc double glazed obscure window to side, white low flushing wc, wash hand basin, radiator

GARAGE 15'07" x 07'03": Door to passage way (please check the suitability for your own vehicle)

OUTSIDE: Paved patio area to a lawned rear garden having timber fencing and shed







**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 :** D

**VIEWING:** Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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.