

# ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN  
☎ 0121 321 2101



suttoncoldfield@acres.co.uk



www.acres.co.uk



- Three good bedrooms
- Family bathroom
- Spacious lounge with feature fireplace
- Garden room/ snug
- Dining room
- Fitted breakfast kitchen with appliances
- Guest cloakroom/ wc
- Garage
- Mature private rear garden
- Set in a well regarded sought after location



**BROOKS ROAD, WYLDE GREEN, B72 1HP - OFFERS AROUND £700,000**

This well presented, spacious, Freehold detached family home is set in a prime, central well-regarded, sought-after location close to expected amenities complimented by gas central heating and having pvc double glazing (both where specified) the property offers the scope and potential for alteration and modernisation to any perspective purchasers' own specification. Excellent shopping facilities are available by Wylde Green shopping centre furthermore locals bus services, and access to the cross-city rail line are both available within the Wylde Green area. Briefly comprising: Enclosed porch, large welcoming reception hall, spacious lounge with feature fireplace, garden room/snug/, dining room, fitted breakfast kitchen with integrated appliances, guest cloakroom/wc. A return stairway gives access to the first floor landing off of which you will find three bedrooms and family bathroom. The property has a single car garage and generous mature private rear garden all of which to fully appreciate we highly recommend an internal inspection. Council Tax band F

Set back from the roadway behind a tarmac driveway having side lawn a pvc double glazed door opens to

FULLY ENCLOSED PORCH: Pvc double glazed window to front, part pvc double glazed door to

RECEPTION HALL: Pvc double glazed window to front, double radiator, oak strip floor, storage /cloaks cupboard

SPACIOUS LOUNGE 18'09" x 12'02": Pvc double glazed window to front with shutters, coal effect living flame gas fire set on a marble half having matching recess and fire surround, two double radiators

GARDEN ROOM/SNUG 12'04" x 8'02": Pvc double glazed window to side with further double-glazed patio door to rear, radiator

DINING ROOM 13'07" x 8'01 1": Pvc double glazed window to rear, radiator

FITTED BREAKFAST KITCHEN 13'07" x 8'01 1": Pvc double glazed window to rear, enamel sink unit having double base unit underneath there are a further range of matching wall and base units together with drawers, integrated fridge and freezer, elevated electric oven, rolled edge worksurfaces having a flush fitting hob with concealed extractor canopy above, space for washing machine, space for breakfast table, pantry cupboard, part obscure double glazed door to side

SEPARATE/GUEST WC: Obscure window to side, low flushing wc

RETURN STAIRS TO LANDING: Pvc double glazed window to side, radiator, deep storage cupboard/ airing cupboard

BEDROOM ONE 14'01" max 11'00" min x 13'00": Pvc double glazed window to rear, double radiator, two double fitted wardrobes having central dressing table with cupboards above

BEDROOM TWO 13'03" max 10'02" min 11'03" max 5'03" min plus door recess: Pvc double glazed window to front, double glazed French door to balcony, two storage cupboards built into roof eaves giving good storage, radiator

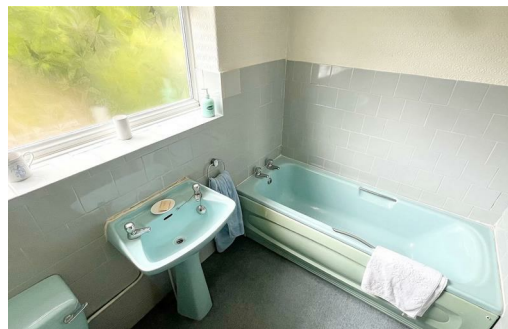
BEDROOM THREE 11'09" max 6'00" min 10'00" max 6'5" min: Pvc double glazed windows to front and side, radiator

BATHROOM: Pvc double glazed obscure window to rear, matching suite comprising bath, wash hand basin, low flushing wc, double radiator, half height tiled splash backs, enclosed separate shower cubicle

OUTSIDE: Full width paved patio to a lawned rear garden having mature shrubs and bushes offering a high degree of privacy to rear

SINGLE CAR GRAGE: (please check the suitability for your own vehicle)



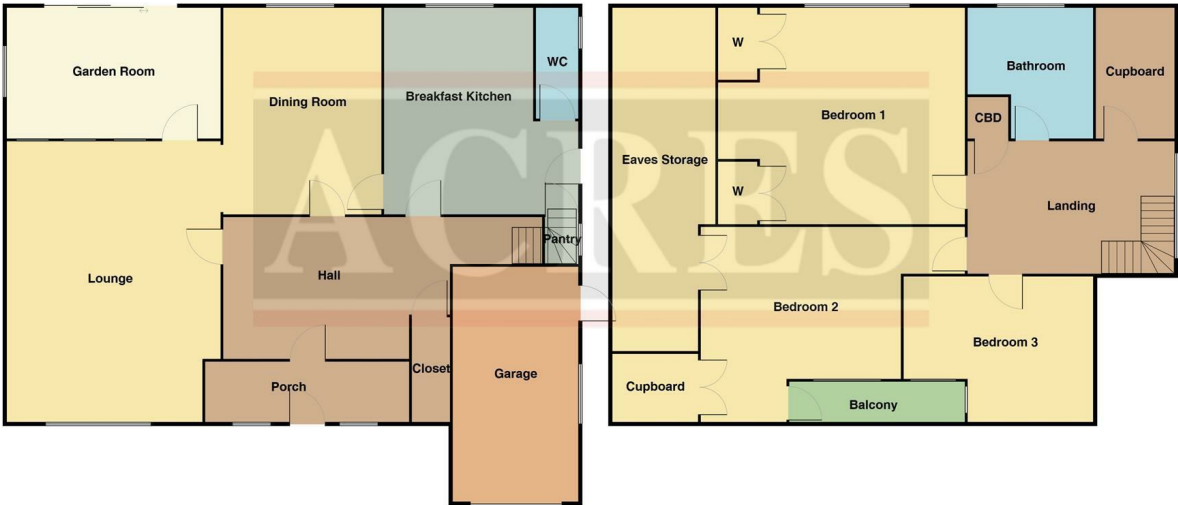
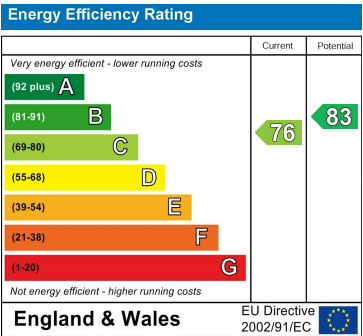




TENURE: We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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.