

ACRES

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www.acres.co.uk



- Detached freehold bungalow
- Ideally located close to amenities, cross city rail line & local schools
- Enclosed porch & Hallway
- Lounge, fitted kitchen
- Dining room / Bedroom three
- Two further good sized bedrooms
- Shower room, wc / utility room
- Block paved driveway & fore garden
- Garden with patio & generous sized lawn area



LITTLE GREEN LANES, WYLDE GREEN, B73 5NB - OFFERS AROUND £350,000

This detached, freehold bungalow is ideally situated close to local amenities, schools and the cross-city rail line making it perfect for convenient every day living. The property features an enclosed porch leading into the hallway, double glazing & gas central heating (both where specified) a good-sized lounge, fitted kitchen and a versatile dining room that can serve as a third bedroom if desired. There are two further good-sized bedrooms, a modern shower room and a separate wc/ utility room. Outside the property boasts a maintained rear garden with a patio area and a large lawn, perfect for outdoor entertaining. To the front there is a block paved driveway providing off road parking and a neat lawned fore garden enhancing the homes current appeal. Council tax band C

Access is via a part lawned front garden with multi vehicular block paved driveway.

ENCLOSED PORCH: Obscure half pvc double glazed door, laminate flooring

HALLWAY: Half panelled door, radiator, laminate flooring, doors leading to

LOUNGE 14'06" x 11'09": Pvc double glazed windows to side, pvc double glazed double French doors leading to rear garden, double radiator, laminate flooring

DINING ROOM / BEDROOM THREE 11'16" x 11'05": Pvc double glazed window to rear, single radiator, laminate flooring

FITTED KITCHEN 10'97" x 7'82": Pvc double glazed window to side, pvc double glazed door to side, one and a half stainless steel sink and drainer unit set into rolled topped surfaces and tiling to splashbacks, matching wall and base units with drawers, stainless steel electric oven, gas hob and stainless-steel extractor hood to match, single radiator and tiled flooring.

BEDROOM ONE 13'11" max 11'04" min x 11'08": Pvc double glazed bay window to front, double radiator, laminate flooring

BEDROOM TWO 11'16" x 10'53": Two pvc double glazed windows to side, single radiator, laminate flooring

SHOWER ROOM 8'09" x 6'79": Pvc obscure double-glazed window to front, enclosed shower cubicle, low flushing wc, wash hand basin with vanity unit, radiator, tiled flooring, half tiled surround

WC / UTILITY SPACE 6'17" x 3'87": Pvc obscure double-glazed window to side low flushing wc, space and plumbing for washing machine, tiled flooring

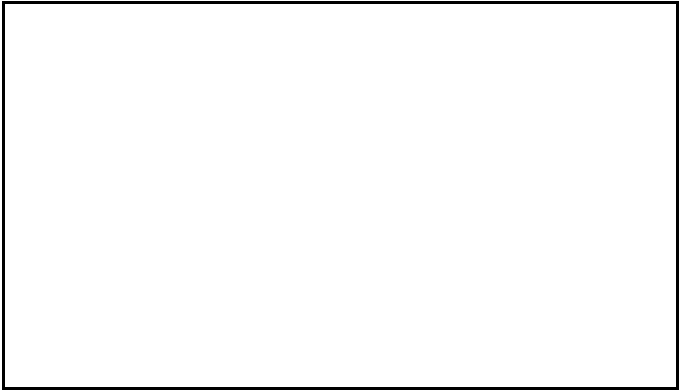
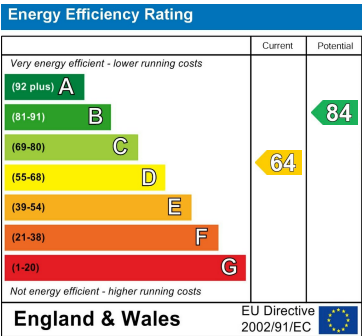
OUTSIDE: The property boasts a lawned rear garden ideal for outdoor relaxation, the garden is enclosed by fencing on all boundaries. A selection of shrubbery adds a touch of natural beauty and enhances the overall landscape additionally there is gated access to the front elevated which offers convenient entry whilst maintaining a sense of seclusion.



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



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.