

ACRES

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



suttoncoldfield@acres.co.uk



www.acres.co.uk

- Extended end terraced property
- Situated in the heart of Wylde Green
- Enclosed porch
- Lounge & dining room
- Fitted kitchen
- Extension for third reception room or third bedroom
- Two further double bedrooms to the first floor
- Ground & first floor bathroom
- Lovely garden to front & side
- Rear garden & double gates to parking space



HARMAN ROAD, WYDLE GREEN, B72 1AH - OFFERS AROUND £295,000

This excellent freehold property is located in the heart of Wylde Green, close to local amenities including shops, restaurants and travel links. Benefiting from double glazing and gas centrally heating, the home includes an enclosed porch, lounge, separate dining room, generous fitted kitchen and a rear extension that includes an inner hallway, third reception room/ bedroom three and second bathroom. The first floor offers two good-sized bedrooms and a large family bathroom. Outside, a front and side fore garden wraps around the property, featuring a lawn and mature planted borders. To the rear, there's an additional garden area and double gates opening onto a stone-chipped driveway providing parking. Council tax band C. EPC rating: C.

ENCLOSED PORCH: Double glazed door and matching window to side leading to a double-glazed reception door into:

LOUNGE: 15'4" max 12'4" min to staircase x 11'2" min 12'1" max. Double glazed bow bay window to front, radiator, coving to ceiling, staircase to first floor, coal living flame effect fire, marble hearth.

DINING ROOM: 13'3" max 11'1" min x 13'4" max 10'00" min. Double glazed window to front and side, radiator, coving and medallion to ceiling.

KITCHEN: 10'2" max x 10'10". Having a range of drawer base and eye level cupboards, worksurface and matching splashback, stainless steel one and half bowl sink and drainer, space for gas cooker, space and plumbing for washing machine, wall mounted gas central heating boiler, double glazed window, door into:

INNER HALLWAY: With double glazed door, radiator, door into:

BATHROOM: Having a white suite comprising of panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, obscure PVC double glazed window to rear, radiator with cover, tiled floor, half tiled surround.

BEDROOM THREE/RECEPTION ROOM: 17'8" max x 7'9" min to wardrobe front 10'00" max. A superb extension with double glazed French doors, built in wardrobe, radiator.

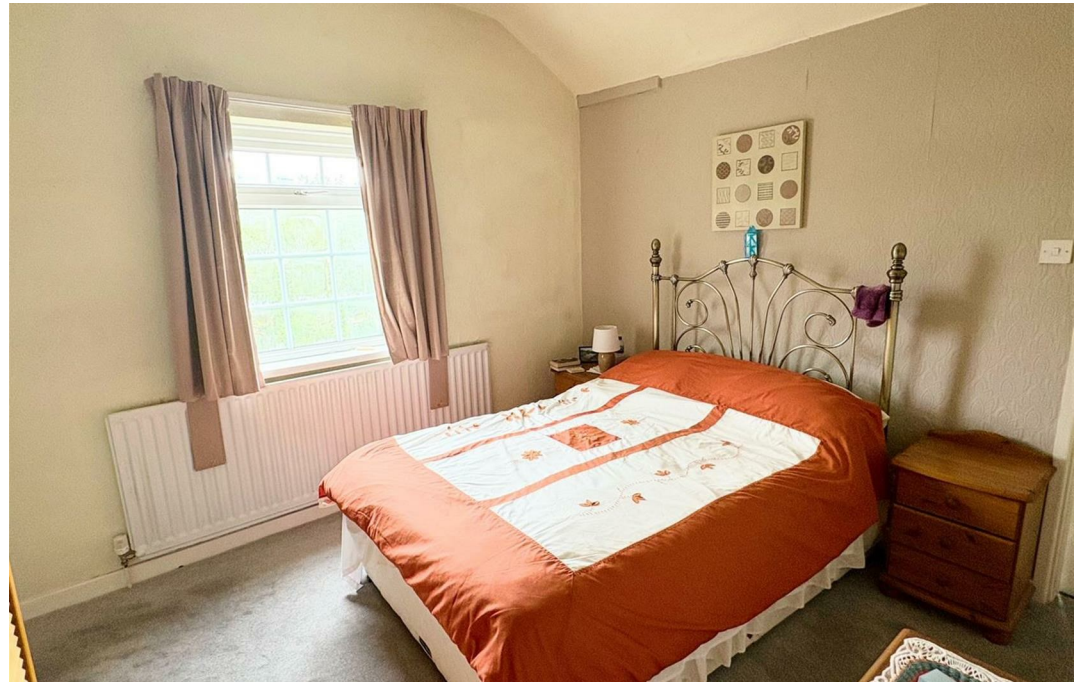
FIRST FLOOR LANDING: Access to loft space, double glazed circular window, door into:

BEDROOM ONE: 12'0" max 9'11" min to wardrobe front x 11'2" max 9'11" min to chimney breast. Double glazed window, fitted wardrobes, radiator and door into family bathroom.

BEDROOM TWO: 11'2" x 9'4" min to wardrobe front 10'0" min to chimney breast. A second double bedroom with double glazed window to front and side, built in wardrobes, radiator.

FAMILY BATHROOM: 11' x 9'2". A large family bathroom with white suite including corner bath, corner shower unit, wash hand basin and close coupled WC, both set in vanity and storage units, two double glazed obscure windows, spotlights to ceiling, radiator.

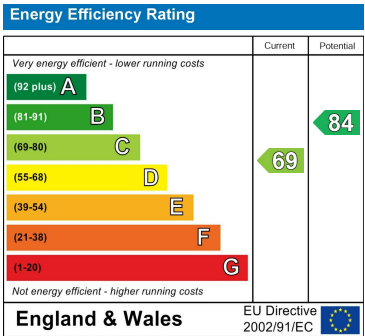
REAR GARDEN: Lawn with deep stone chipped area and paved patio leading to double gates offering parking space.



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 :

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.