

ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
☎ 0121 321 2101 ✉ suttoncoldfield@acres.co.uk

@ www.acres.co.uk

- Stunning Dormer Bungalow
- Prime Location in Wylde Green
- Spacious lounge & separate dining room
- Newley contemporary fitted kitchen
- Expansive Sitting Room
- Ground floor multifunctional room
- Five double bedrooms
- Two stylish bathrooms
- Wide block-paved driveway
- Large maintained rear garden



BLACKWELL ROAD, WYLDE GREEN, B72 1HG - OFFERS AROUND £784,000

This exceptional Freehold Dormer Bungalow offers an outstanding level of space, versatility and quality throughout, superbly positioned between Kempson Avenue and Wylde Green Road, an extremely popular location well placed for local amenities, transport links and schools. Beautifully maintained and thoughtfully designed, the property benefits from double glazing, gas central heating and exceptionally generous room sizes, making it ideal for a wide range of buyers seeking an impressive and adaptable family home.

The accommodation begins with an expansive enclosed porch leading into a welcoming hallway which immediately sets the tone for the scale and finish on offer. The ground floor provides a superb array of living spaces including a substantial lounge, formal dining room, contemporary fitted kitchen, an outstanding second sitting room and a highly versatile multifunctional room currently used as a gym with adjoining store room and second guest cloakroom. Three double bedrooms with fitted wardrobes and a well appointed family bathroom complete the ground level. The first floor features two further double bedrooms, each with fitted wardrobes, a luxury bathroom, and a spacious games/playroom providing excellent additional storage or leisure use. Externally, the property benefits from a wide block paved fore garden offering multiple off-road parking spaces and access to the large garage. The rear garden is beautifully landscaped with a block paved patio, shaped lawn and mature borders ideal for outdoor entertaining or family enjoyment.

Accessed via a block paved fore garden providing off road parking spaces for multiple vehicles, leading to:

ENCLOSED PORCH: An exceptionally spacious entrance porch with double glazed windows to the front and sides, double French doors, tiled flooring, radiator, and double opening reception doors into the hallway.

HALLWAY: A welcoming entrance with spotlights to ceiling, timber flooring, three radiators, cupboard housing wall mounted gas central heating boiler, additional cupboards, and a newel and balustrade staircase to the first floor with understairs storage.

GUEST WC: Fitted with a low flushing WC, hand wash basin, radiator and tiled floor.

LOUNGE: 22'0" max into bay / 17'10" min x 12'9" A beautifully proportioned family living space with double glazed bay window to the front, timber flooring, two radiators and spotlights to ceiling.

DINING ROOM: 12'9" x 9'8" Double glazed French doors opening to the rear garden, tiled flooring, doors to both the conservatory and kitchen ideal for entertaining or family dining.

KITCHEN: 21'0" max x 12'6" max / 10'5" min An exceptional, contemporary newly fitted kitchen thoughtfully designed to combine style and functionality. The kitchen offers an extensive range of high quality wall and base units complemented by elegant granite worktops and coordinated tiled splashbacks. A standout feature is the provision of two sinks, both with inset drainer grooves, one benefiting from an instant boiling water tap and the other from a filtered water tap. Further highlights include an eye level double oven, a five ring gas hob with extractor hood over, and a comprehensive range of integrated appliances to include a dishwasher, washing machine and double fridge freezer. Clever storage solutions are provided by two pull out spice racks, one extending from floor to ceiling. The space is finished with spotlighting to the ceiling, double glazed windows to the rear and side, and a striking granite-topped central island offering additional storage and an informal breakfast bar area, making this an ideal hub for both everyday living and entertaining.

SITTING ROOM: 22'6" x 12'7" A fantastic, expansive room with glazed atrium style roof, double glazed windows and double doors to the garden, tiled flooring, door to bedroom one, garage, and:

MULTIFUNCTION ROOM / GYM: 22'4" x 7'10" A superbly flexible space with radiator, double glazed window to side, door to garden, and access to:

STORE ROOM: Large storage area with radiator

GUEST CLOAKROOM: 6'1" x 7'10"

BEDROOM ONE: 13'0" x 10'0" to wardrobe fronts / 11'10" into wardrobe Double glazed Velux window, mirrored wardrobes, circular wash hand basin set on stand, radiator, timber flooring, and door into the sitting room.

BEDROOM TWO: 12'10" into bay / 9'10" min x 13'2" min to wardrobes Double glazed bay window to front, built in mirrored wardrobes and radiator.

BEDROOM THREE: 9'10" max / 8'4" min to wardrobe front x 9'7" Double glazed window to front, built-in mirrored wardrobes and radiator.

FAMILY BATHROOM: 8'8" x 8'10" A well presented suite comprising panelled bath with shower attachment, separate shower cubicle with overhead shower, low flushing WC, hand wash basin set into vanity unit, stylish tiling, double glazed Velux window, chrome towel radiator and spotlights.

FIRST FLOOR LANDING: Spotlights to ceiling, radiator, Velux window and access to loft.

BEDROOM FOUR: 14'5" x 9'8" Double glazed window to rear, built-in wardrobes, half-door to storage, radiator and spotlights.

BEDROOM FIVE: 10'3" x 9'10" A further double bedroom with wardrobes to one side, double glazed window to rear and radiator.

GAMES ROOM / STORAGE: 17'5" x 13'1" max (approx. 5' height, restricted headroom, no window) An excellent multi use space ideal for storage or leisure activities.

LUXURY BATHROOM: 8'10" x 6'2" A beautifully appointed bathroom with spa bath and overhead shower, low flushing WC, hand wash basin set into vanity unit, part-tiled walls, tiled floor, double glazed Velux window and chrome towel radiator.

REAR GARDEN: A beautifully landscaped, large rear garden with block-paved patio and pathways, shaped lawn and mature planted borders.

GARAGE: 23'11" x 13'9" Electric up-and-over door, pedestrian access, rear ramp pillar. (Buyers should check suitability for their vehicle.)

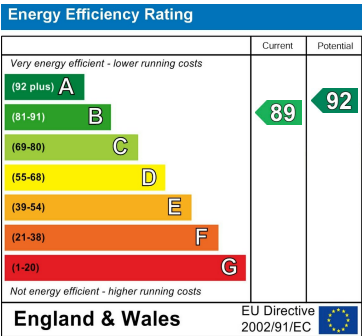


FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 BAND : F **COUNCIL :** Birmingham City Council

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.