ACRES

Sutton Office : 28 Beeches Walk, Sutton Coldfield. B73 6HN
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- Three bedrooms
- En-suite shower room
- Well appointed family bathroom
- Imposing spacious open lounge/dining room
- Open plan fitted kitchen with appliances
- Conservatory
- Delightful rear garden
- Gated driveway
- Cul-de-sac location off Green Lanes





ARDEN DRIVE, WYLDE GREEN, B73 5ND - OFFERS AROUND £465,000

This delightful well presented deceptively spacious freehold detached bungalow is set in a small centrally located cul-de-sac off the well-regarded Green Lanes. Positioned just a few hundred metres from Wylde Green shopping centre the property is therefore also ideally located for excellent public transport links including access to the cross-city rail line. Thoughtfully designed the property offers Pvc double glazing and underfloor heating by way of an air source heat pump. Briefly comprising deep reception hall, spacious lounge/dining room being open to the properties fitted kitchen having integrated appliances and a conservatory. There is the choice of three bedrooms a master having en-suite shower room off, with the third bedroom offering scope to utilise, as preferred as home office/hobby room. Set to the rear there is a delightful landscaped well-tended and stocked garden all of which to fully appreciate we highly recommend an internal inspection. Council tax band D & EPC rating tbc

Set back from the roadway behind a deep block paved private driveway having twin gates to fore, the property therefore offers multi vehicular parking.

CANOPY PORCH: Part obscure glazed multi locking door to

SPACIOUS OPEN PLAN LOUNGE/DINING ROOM COMBINING FITTED KITCHEN: 22'7" max 20'0 min 14'0 max 8'7" min

LOUNGE: Pvc double glazed window to rear, minster style fire surround with matching hearth and mantle and central inset log effect fire

DINING AREA: Pvc double glazed windows to side and rear both having inset double glazed double French doors

FITTED KITCHEN: Pvc double glazed window to side, single bowl sink unit set into rolled edge work surfaces having tiled splash backs, there are a comprehensive range of fitted units to both base and wall level including drawers, integrated fridge/freezer, stainless steel oven having flush fitting hob with extractor over, tiled floor

CONSERVATORY: 10'9" x 10'9" Pvc double glazed windows to each elevation with double glazed double French doors to garden, recessed down lights

BEDROOM ONE: 12'1" x 8'8" Deep pvc double glazed bow window to front, built in wardrobe

EN-SUITE SHOWER ROOM: Pvc double glazed obscure window to side, matching white suite comprising enclosed shower cubicle, glazed splash screen, wash hand basin, low flushing Wc, chrome style radiator, tiled wall to floor

BEDROOM TWO: 16'6" x 9'6" max 9'0 min Deep Pvc double glazed bow to front, double and single wardrobes

BEDROOM THREE: 9'6" x 6'4" Pvc double glazed window to side

BATHROOM: Pvc double glazed obscure window to side, matching well-appointed white suite comprising bath, wash hand basin, low flushing Wc, chrome ladder style radiator, tiled splash backs and floor

OUTSIDE: Paved patio area to a lawned rear garden flanked by borders having mature shrubs, bushes and flower beds, timber fencing, summer house and potting shed.

ADDITIONAL SIDE PATIO AREA: being block paved and having outside tap and light





















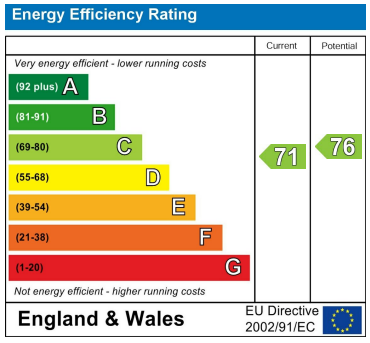
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The Property Ombudsman

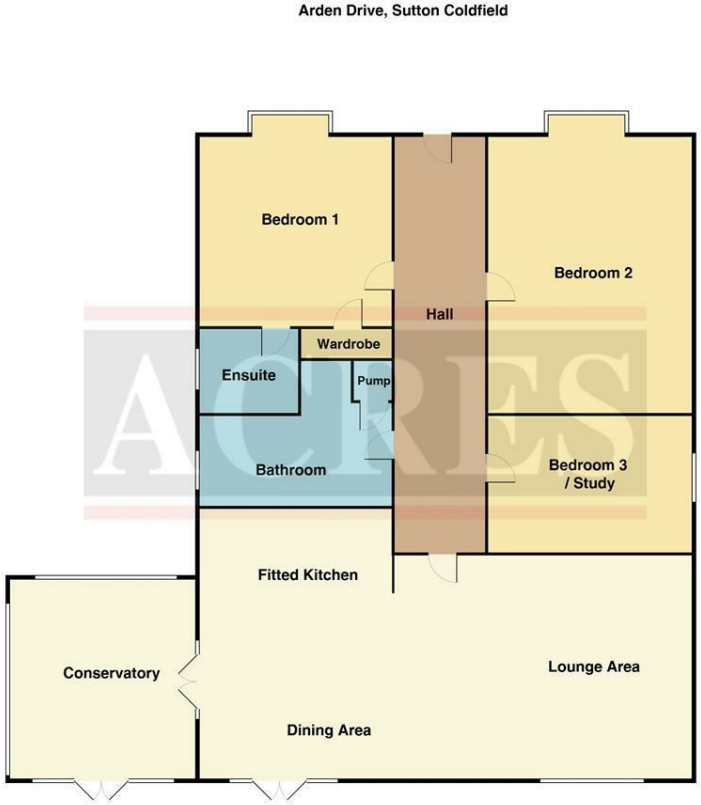
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND : D 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.