

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
☎ 0121 350 5533 ✉ wyldegreen@acres.co.uk @ www.acres.co.uk



- * Entrance hall and guests cloakroom
- * Large living room with access to dining area
- * Study/playroom
- * Extended breakfast kitchen
- * Three excellent bedroom to the first floor
- * Family bathroom with both bath and shower
- * Loft conversion offering master bedroom and en-suite
- * Fore garden offering multiple parking space
- * Very generous and mature rear garden
- * Beautifully presented throughout



544 Holly Lane, Erdington, B24 9LY ~ Offers around £350,000

Acres are delighted to offer for sale this fabulous extended family home that benefits from double glazing and gas central heating (both where specified). The interiors are lovely and include entrance hall, guests cloakroom, Large well presented family lounge leading through to a dining area, study/playroom and incredible extended breakfast kitchen with fitted island and separate utility room. To the first floor are three excellent bedrooms and large bathroom with both bath and shower, plus a loft conversion offering master bedroom and en-suite. Outside is a fore garden offering multiple parking space and to the rear is an excellent garden with two patio areas long lawn and storage/summer house. Viewing is essential to appreciate both quality and quantity. EPC D

Access is via a fore garden offering multiple parking space and leading to:

ENCLOSED PORCH: Double glazed leaded light windows and double glazed leaded light double opening doors, tiled floor, feature double glazed reception door with double glazed opaque leaded light window to side into;

ENTRANCE HALL: A wonderful inviting entrance with staircase to first floor, radiator, timber floor, door to cloaks cupboard, door into lounge, dining room, kitchen, study and further doors into;

GUEST CLOAKROOM: White close coupled WC, wash hand basin

OPEN PLAN LOUNGE/DINING ROOM:

LOUNGE AREA: 18'2" max into bay 15' min x 11'0" max 9'8" min to chimney breast. A lovely generous living room with deep double glazed leaded light bay window to fore, radiator, coving to ceiling, fitted wood burning stove and timber floor that continues through to;

DINING AREA: 13'0" x 10'10" max 9'8" min to chimney breast. Double glaze leaded light window system to rear including double opening doors to garden, coving to ceiling, radiator, fitted wood burning stove and continuation of timber floor

STUDY/PLAYROOM: 13'1" x 7'2". Double glazed leaded light window to front, coving to ceiling, radiator, timber effect floor

EXTENDED BREAKFAST KITCHEN: 19'10" max 19'0" min x 12'0" min 14'3" max. An incredible fitted kitchen with a comprehensive range of soft close units to include drawer, base and eye level cupboards, integrated dishwasher, fridge freezer, fitted five ring gas hob with extractor hood over, fitted double oven/grill combination and fitted microwave, island with storage and breakfast bar, worksurfaces and upstands, white crock sink, etched drainer, double glazed leaded light window and double opening double glazed doors, radiator, coving and spotlights to ceiling, tiled floor and doors into;

UTILITY: Storage units, work surfaces, space and plumbing for washing machine with space above for dryer, wall mounted gas central heating boiler and tiled floor

FIRST FLOOR LANDING: Continuation of staircase up to second floor and doors to;

BEDROOM ONE: 15' x 10'10" max into wardrobes 8'10" min to wardrobe fronts. Double glazed leaded light window to front, radiator, modern styled built in wardrobe system to one side

BEDROOM TWO: 13'0" x 10'10" max into wardrobe 8'10" min to wardrobe fronts. A second excellent double bedroom with double glazed leaded light window to rear, radiator, modern styled built in wardrobe system to one side

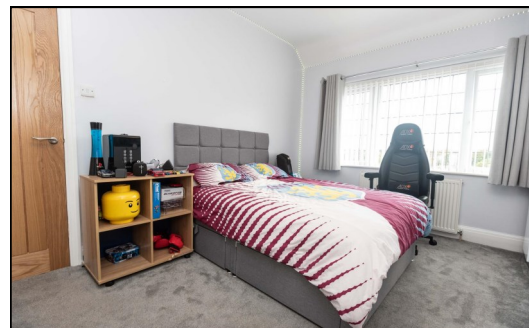
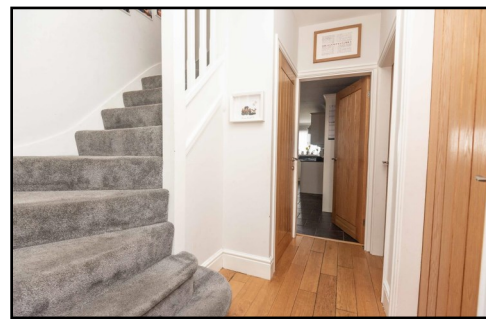
BEDROOM THREE: 7'6" x 7'2". Double glazed leaded light window to front, radiator

FAMILY BATHROOM: 16'5" max 13'3" min x 7'2" max 5'2" min. A very generous bathroom with a white suite comprising large shower cubicle with multi function shower, wash hand basin set into a vanity unit, close coupled WC, steps down to a corner bath, double glazed opaque leaded light window to both sides, chrome ladder style radiator/towel rail

MASTER BEDROOM SUITE: 15'5" x 12' max. Double glazed leaded light window to rear offering glorious views, double glazed Velux window to roof line, radiator, built in wardrobe and under eaves storage, door into;

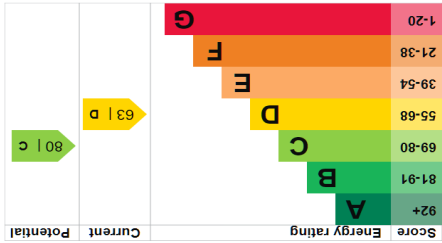
ENSUITE: Having a self contained shower cubicle with overhead shower and rinser aid, close coupled WC and wash hand basin set into a vanity unit, waterproof covering to shower and splashback, double glazed opaque leaded light window to rear, chrome ladder style radiator/towel rail, spotlights and extractor to ceiling

REAR GARDEN: A very large garden with patio leading to a large lawn, further patio to rear and a very generous storage/ summer house



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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.



VIEWING:

FIXTURES & FITTINGS:

As per sales details.

COUNCIL TAX BAND:

C

by any prospective purchaser's solicitor)

TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed

THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

