

ACRES

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



- * Entrance hall
- * Family Lounge
- * Extended and re-fitted breakfast kitchen
- * Separate utility and W.C
- * Side storage area
- * Three bedrooms to the first floor
- * Family bathroom with white suite
- * Fore garden offering parking space
- * Spacious rear garden
- * Viewing is essential to appreciate



72 Ayre Road, Erdington, B24 9DX - Offers Over £275,000

This is an excellent property situated beautifully on this ever popular residential road. Benefiting from double glazing and gas central heating (both where specified). The interiors include entrance hall, family lounge and stylish re-fitted and extended breakfast kitchen, separate utility and guest W.C. To the first floor are three bedrooms and a bathroom with white suite. Outside is a fore garden with off road parking space and to the rear is a well sized rear garden plus large store to side. Viewing is essential to appreciate. EPC D

Access is via a fore garden with parking space and lawn to:

ENCLOSED PORCH: With double glazed door and window to side, timber and glazed reception door with patterned windows to either side into:

HALLWAY: Newel and balustrade staircase to first floor, radiator, timber floor, doors into understairs store cupboard and doors into kitchen into:

LOUNGE: 14'6" max into bay 11'3" min x 11'8" max 10'6" min to chimney breast. Double glazed bay window to front with leaded light top lights, coving and medallion to ceiling, radiator

EXTENDED KITCHEN: 19'0" x 10'6". A wonderful modern styled high gloss fitted kitchen with a range of drawer, base and larger style units, integrated fridge / freezer, five ring gas hob with extractor hood over, double oven/grill combination and fitted microwave oven, quartz work surface and incorporating built in island with base units, fitted sink with rinser tap and etched drainer. To the rear is a dining/sitting area with vertical radiator, double glazed Velux window to roofline, double glazed window to rear and double glazed stable door, further door into:

UTILITY: Belfast style sink, double glazed window to rear, double glazed door to die and door into boiler cupboard and further door into:

GUESTS CLOAKROOM/LAUNDRY: Space and plumbing for washing machine, space for dryer, white close coupled WC and wash hand basin, tiling to walls and floor

FIRST FLOOR LANDING: Leaded light stained glass window to side, door to staircase up to loft area, further doors into:

BEDROOM ONE: 15'1" max into bay 11'1" min 8'9" min to wardrobe front 11'0" max to wardrobe. Double glazed bay window to front with coving ceiling, top lights, radiator and built in wardrobe system to side

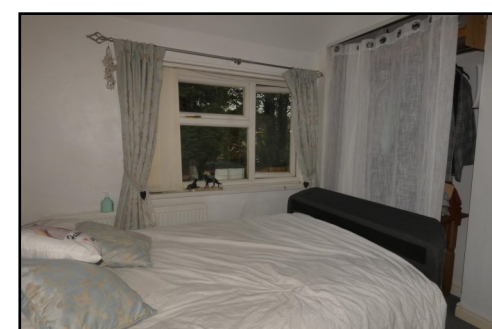
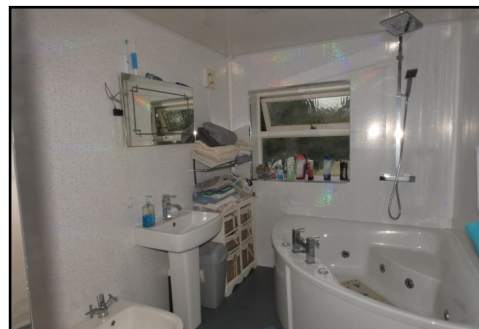
BEDROOM TWO: 8'8" x 9'8" 10'7" max. Double glazed window to rear, radiator

BEDROOM THREE: 7'9" x 6'8". Double glazed wardrobe to front with leaded light top lights, timber floor, radiator

BATHROOM: White suite comprising corner spa bath, pedestal wash hand basin, close coupled WC and bidet, waterproof coving to walls and floor, double glazed windows to rear and side, chrome ladder style radiator/towel rail

LOFT SPACE: Radiator, Velux style window, decorated and carpeted

REAR GARDEN Paved areas, large store and side access



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.

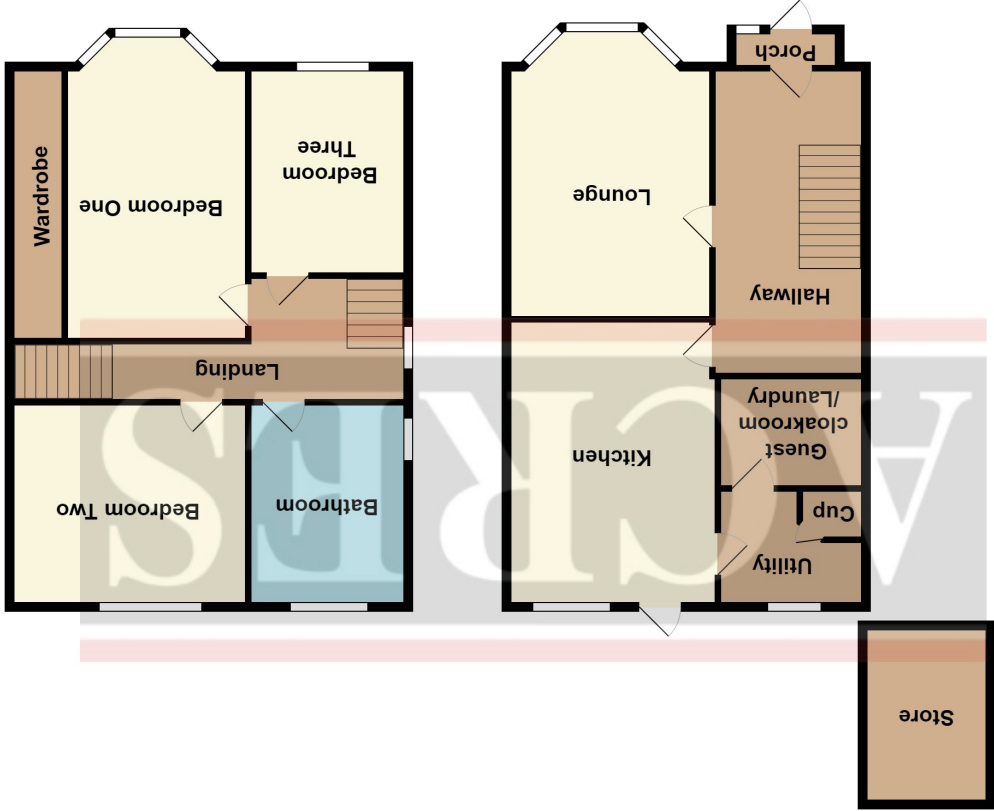
TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.

This plan is not to scale and is given merely as a guide to show the approximate location of one room to another



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		66 D	
		86 B	