

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * An imposing period style property
- * Open storm porch
- * Welcoming hallway and guests cloakroom
- * Lounge and sitting room/study
- * Extended open plan kitchen and dining area
- * Three very generous bedrooms
- * Family bathroom
- * Staircase up to loft area
- * Planted fore garden
- * Long well established rear garden



128 Penns Lane, Sutton Coldfield, B72 1BP ~ Offers over £425,000

This is an absolutely beautiful period style property sitting proudly on Penns Lane. Benefiting from double glazing and gas central heating (both where specified) The stunning interiors enjoy a lovely welcoming hallway, amazing living room to front, study/sitting room and fabulous extended open plan dining kitchen with double doors out to the garden. To the first floor is a master bedroom with stairs up to a loft space, two further double bedrooms and family bathroom. Outside is a planted fore garden with meandering pathway and to the rear is a very long garden with patio leading to a lawn and planted trees and shrubs throughout. Viewing is essential to appreciate what a wonderful property this is.
Energy Rating D

Access is via A planted fore garden with a meandering pathway leading to an:

OPEN CANOPY PORCH Double opening timbered glazed reception doors into:

HALLWAY A superb, generous and welcoming hallway, coving to ceiling, detailed archway, Newel and balustrade staircase to first floor with storage below, radiator, dado rail, bordered herringbone tiled floor, door into lounge, study/reception room, kitchen and:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, window to side and electric radiator/towel rail

LIVING ROOM 21'5" max to bay 16'0" min x 13'0" max 11'9" min to chimney breast An excellent, larger than average living room with many wonderful features including, moulding to ceiling, picture rail, two radiators, deep seven sided bay window and detailed original styled fire surround, stripped and varnished timber floor

SECOND RECEPTION/STUDY 11'10" x 10'5" max 8'10" min to chimney breast Picture rail, radiator, built in book cases and storage

EXTENDED DINING ROOM/KITCHEN 20'00" max 10'8" min x 18'0" max 8'2 min A perfect family sized kitchen with a range of base and eye level cupboards, worksurface with timber trim, tiling to splashbacks, radiator, wall mounted gas central heating boiler, space for range style cooker with extractor hood over, space and plumbing for washing machine, space and plumbing for dishwasher, space for American style fridge/freezer, fitted island with drawer and base units, stainless steel one and half bowl sink and drainer under the double glazed rear window, double glazed door to garden and tiled floor continued through to:

DINING AREA An excellent space including patio door system to rear

FIRST FLOOR LANDING Multiple panned window to side, door into over stair storage and further doors into:

BEDROOM ONE 16'1" x 13'0" max 11'10" min to chimney breast Double glazed window to front, picture rail and stair case to sitting room/study

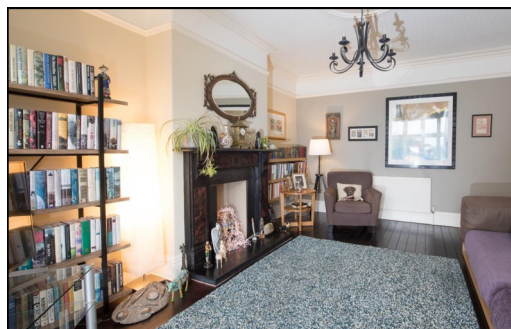
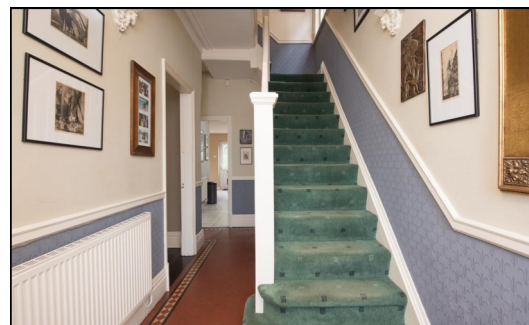
SITTING/STUDY An excellent space with half doors into under eaves storage and double glazed Velux window to roof line

BEDROOM TWO 11'10" x 10'5" max 9'4" min to chimney breast A second double bedroom with twin double glazed windows to rear overlooking the garden, picture rail, radiator

BEDROOM THREE 8'5" x 8'5" A double bedroom with double glazed window to rear, picture rail, radiator

BATHROOM Having a white suite comprising of panelled bath, wash hand basin, close coupled WC, Double glazed oriel style window with deep display sill, stylish tiling to walls and floor, radiator

REAR GARDEN Patio area to fore with planted beds leading to long lawn, stone chipped patio, garden shed to rear, trees and shrubs



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





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		
		56 D	83 B

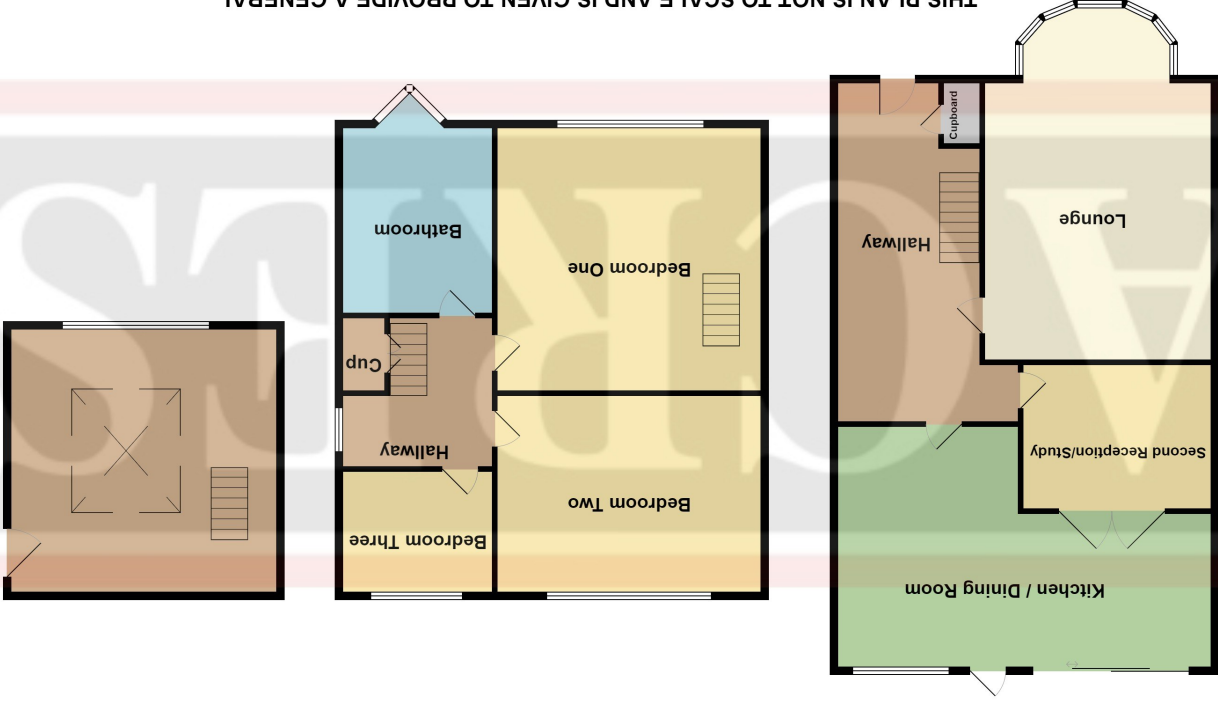
TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.

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



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.