

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * An impressive family home
- * Extended to offer fabulous interiors
- * Enclosed porch and welcoming hallway
- * Dining Room and large rear living room
- * Superb kitchen leading to a family room
- * Utility and separate W.C
- * Five double bedrooms over two floors
- * Bathroom and en-suite
- * Deep fore garden with access to Garage
- * Incredibly large rear garden



50 Kempson Avenue, Wylde Green, B72 1HE ~ Offers around £680,000

This is a wonderful executive property that is situated on an extremely popular residential road of detached residences. Extended to provide the perfect family home the accommodation benefits from double glazing and gas central heating (both where specified) and includes, enclosed porch, large welcoming entrance hall, dining room, large living room, generous and comprehensively fitted kitchen opening into a family room, separate utility and guests cloakroom. To the first floor is an excellent landing space, master bedroom with re-fitted en-suite, two further double bedrooms, family bathroom and separate W.C. Staircase up to second floor with two further double bedrooms, one with fitted wardrobes. Outside is a deep fore garden with multiple parking space and access to garage front and to the rear is an incredibly large garden with patio, long lawn, trees and shrubs throughout. Viewing is essential to appreciate all that this impressive property has to offer. Energy Rating D

Access is via a deep brick blocked fore garden with Planted island and multiple parking spaces

ENCLOSED PORCH Double glazed Georgian style windows to front and sides, matching double open doors, tiled floor and timber reception door into;

HALLWAY A large welcoming entrance with coving to ceiling, spot lights, radiator, newel and balustrade staircase to first floor, inset matwell, oak floor, door into cloaks cupboard, dining room, kitchen and;

LOUNGE 18'0" x 11'10" A generous living room with double glazed window system to rear, including double opening doors to garden, coving to ceiling, two radiators, feature fire surround, with decorative tiled cheeks and wrought iron insert;

DINING ROOM 13'0" x 11'7" Having a double glazed bow bay window to front and patterned double glazed window to side, coving to ceiling, dado rail, radiator, into;

KITCHEN 15'11" x 11'10" A comprehensively fitted kitchen with a range of units including island, offering draw or base and eye level cupboards plus glazed display, work surface tiling to splash back, range style fitted cooker with extraction hood over, space and plumbing for dishwasher, stainless steel one and half bowl sink and drainer, under gallery and display lighting. Space for fridge freezer, door into front access and garage, tiled floor that comes through to;

FAMILY ROOM 10'8" x 8'0"double glazed windows to rear and side, double opening doors out to garden, coving to ceiling, radiator, door into;

UTILITY Having space and plumbing for washing machine., space for dryer above, stainless steel sink and drainer, base units, double glazed window to rear, radiator, door into;

GUEST CLOAKROOM White close coupled WC, wash hand basin with tiled splash backs;

FIRST FLOOR LANDING A very spacious landing with double glazed Georgian style windows to front, stair case up to second floor, coving to ceiling, radiator and doors into;

MASTER SUITE 15'3" max to wardrobes 13'2" min wardrobe front x 12'0" Double glazed window to rear, offering glorious garden views, coving to ceiling, built in wardrobe system to one side,

ENSUITE A large refitted ensuite with double sized shower cubicle with overhead shower and rinser, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, stylish tiling to walls, double glazed patterned window to rear, spotlights to ceiling

BEDROOM TWO 13'1" x 11'6"max 9'2" min Double glazed Georgian window to front, radiator,

BEDROOM THREE 13'0" x 8'5" A third double bedroom with double glazed Georgian style window to front, coving to ceiling, radiator

FAMILY BATHROOM 8'8" x 8'3" White suite comprising of panelled bath with shower screen and fitted shower, pedestal wash hand basin, tiling to part walls, coving to ceiling, radiator, double glazed window to rear

SEPARATE WC White close coupled WC, tiling to approx. 1/2 height, double glazed patterned window

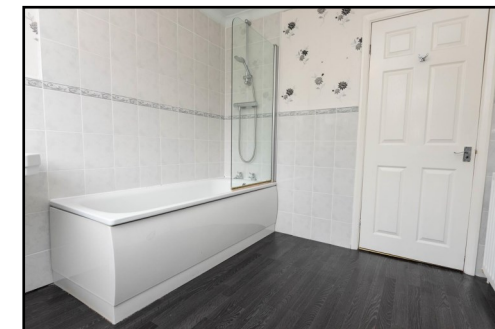
SECOND FLOOR LANDING DOORS INTO BEDROOM FOUR AND FIVE

BEDROOM FOUR 17'5" max 15'0" min x 15'5"max (some restrictive head room) Large velux roof window with fabulous rear views, radiator, under eaves storage and curtsey door to bedroom five

BEDROOM FIVE 14'10" max 6'10" min to wardrobe front x15'2" max 9'5"min (some restrictive head room) A fifth double bedroom with two large velux roof windows built in modern styled wardrobe and storage system, radiator,

GARAGE 17'0" x 8'6"(PLEASE CHECK THE SUTIAILITYOF THIS GARAGE FOR YOUR OWN VEHICLE) Double doors to front, window to side, wall mounted gas boiler central heating, light

GARDEN A very large mature garden with deep patio to fore leading to a long lawn with mature trees and shrubs throughout



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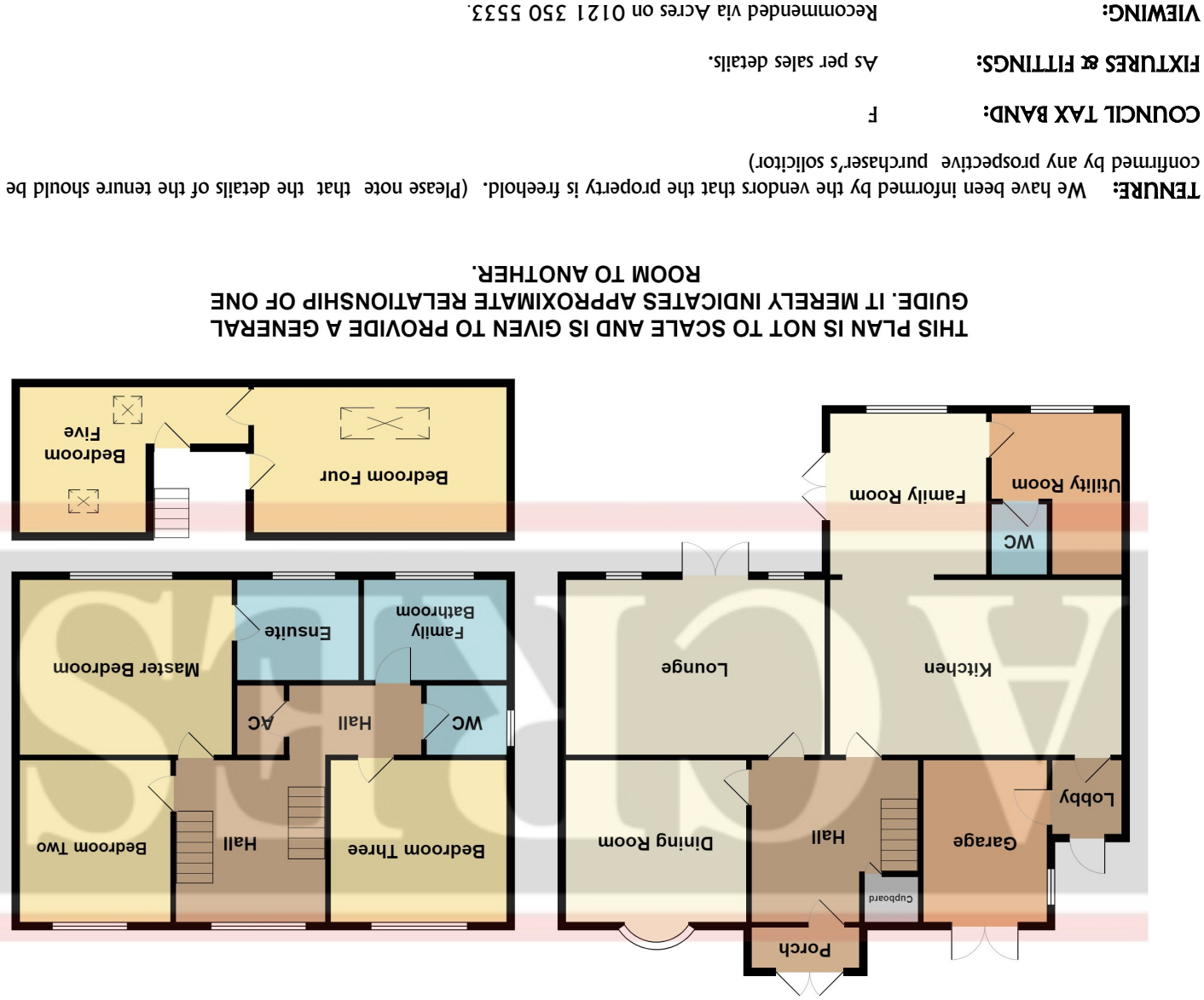




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

57 | D

75 | C



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.