

ACRES

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



- * Traditional style semi-detached property
- * No upward chain
- * Off Road Parking
- * Through Lounge
- * Fitted Kitchen
- * Three generous sized bedrooms
- * Separate Bathroom and WC upstairs
- * Mature rear garden



20 Welwyndale Road, Sutton Coldfield, B72 1AW— Offers Over £300,000

Acres are proud to market this superb freehold property on this ever popular residential road. Benefiting from double glazing and gas central heating (both where specified) Offering no upward chain the interiors enjoy, entrance hall, very generous through lounge, fitted kitchen, side access with store cupboard and gardeners W.C. To the first floor are three excellent bedrooms, bathroom and separate W.C. Outside is a fore garden with brick blocked off road parking space and access to garage front. To the rear is a garden with patio and lawn plus further natural garden area to far rear. EPC rating to be confirmed. Council tax band D.

Access is via An enclosed porch with double glazed patterned windows to side and front and matching double opening doors, tiled floor, double glazed reception door with matching double glazed vertical panel to side

HALLWAY Staircase for first floor, coving to ceiling, radiator, doors into pantry with shelving and window, further doors into kitchen and

THROUGH LOUNGE 28'7" max into bays 23'10" min x 10'8" min Double glazed bay window to front and double glazed bay window system to rear including double opening doors out to garden, two radiators, coving to ceiling, feature fire surround

KITCHEN 10'10" x 9'3" max Having a range of drawer, base and eye level cupboards, four ring electric hob with extractor hood over, double oven/grill combination below, stainless steel sink and drainer, worksurface and tiling to splashback, double glazed rear window, radiator, integrated fridge, double glazed door out to side,

SIDE VERANDAH Door into garage, stainless steel sink and drainer, space and plumbing for washing machine, door into storage cupboard and door into gardeners WC, double glazed door and window to garden and door into:

GARAGE 16'4" x 9'8" max 9'0" min (please check the suitability of this garage for your own vehicle) Up and over door and pedestrian door, light and power, wall mounted gas central heating boiler

FIRST FLOOR LANDING Access to loft space, coving to ceiling, double glazed window to side and doors into:

BEDROOM ONE 14'5" max into bay 12'4" min x 8'10" min to wardrobe front 10'9" max into wardrobe A excellent double bedroom with double glazed bay window to rear offering glorious views, his and hers built in wardrobes and chest of drawers, coving to ceiling, radiator

BEDROOM TWO 14'0" max into bay 11'0" min x 10'8" min Double glazed bay window to front, coving to ceiling, radiator

BEDROOM THREE 9'3" x 7'6" min Double glazed window to rear, coving to ceiling, radiator

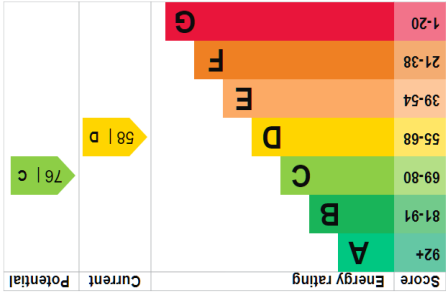
BATHROOM Panelled bath with shower above, pedestal wash hand basin, double glazed patterned orial window, chrome ladder style radiator/towel rail, storage cupboard

SEPARATE WC Close couple WC, double glazed opaque window

REAR GARDEN Patio to fore leading to a lawn with pathway to side and nature area to far, timber shed



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

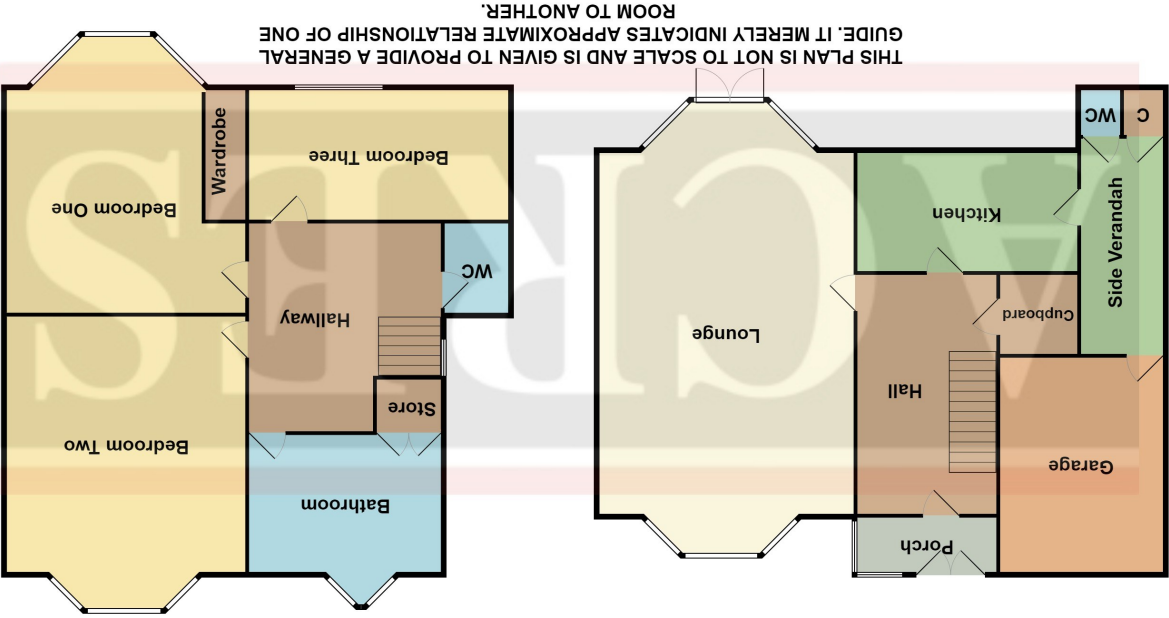


TENURE: We have been informed by the vendors that the property is freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 350 5533.



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.