

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A superb traditional styled property
- * Welcoming entrance hall
- * Family Lounge
- * Dining room leading to a lovely large conservatory
- * Modern styled fitted kitchen
- * Three bedrooms
- * Bathroom with white suite
- * Fore garden with off road parking and access to garage front
- * Very large rear garden
- * Excellent Garden/office room



37 Douay Road, Erdington, B24 0BA ~ Offers Over £325,000

Acres are delighted to offer for sale this wonderful freehold property council tax band C, situated on a very popular residential road close to all of Wylde Greens many amenities including, shops, restaurants, schools and public transport including the cross city line . The interiors are superb and offer excellent accommodation including Welcoming entrance hall, family lounge, dining room, beautiful rear conservatory, modern styled fitted kitchen and verandah/utility area to side. To the first floor are three excellent bedrooms and family bathroom with white suite. Outside is a fore garden offering parking space and access to garage/storage front. To the rear is a perfect complimentary garden with two tiered patio and very long lawn. To the far rear of the garden is a fabulous garden room with double glazed windows and doors currently used as an office
EPC rating D

Access is via a brick blocked fore garden offering multiple parking spaces and access to feature double glazed stained glass reception door into:

HALLWAY A welcoming entrance with newel and balustrade staircase to first floor, picture rail, double glazed patterned window, radiator, timber flooring, door into under stairs storage cupboard and further doors into kitchen, dining room and:

LOUNGE 14'3" max into bay 12'0" min x 11'8" A beautifully presented living room with double glazed bay window to front, traditional styled fire surround with fitted back and hearth, radiator

DINING ROOM 12'0" x 10'7" plus doorwell An excellent second reception room with double glazed window system to rear including central door out to conservatory, radiator

CONSERVATORY 11'10" x 11'10" A wonderful generous conservatory offering further excellent accommodation with double glazed windows to rear, side and apex, double glazed double opening doors, through wall air conditioning unit, tiled floor

KITCHEN 15'5" x 6'8" max 4'3" min A lovely fitted kitchen with a range of soft close light toned units to include drawer, base and eye level cupboards, integrated dishwasher, four ring induction hob with extractor hood over and electric oven under, one and half bowl white crock sink and drainer, timber effect work surfaces and upstands, three double glazed windows, feature tiled windowsills, spotlights to ceiling, radiator, tiled floor, double glazed door out to:

SIDE VERANDAH Space and plumbing for washing machine, door to rear garden, door into garage

FIRST FLOOR LANDING Access to loft space, double glazed patterned window to side, doors into:

BEDROOM ONE 14'8" max into bay 12'00" min x 11'8" max to into wardrobes 7'9" max to wardrobe fronts A lovely generous bedroom with double glazed bay window to front with spotlights over, built in mirror fronted wardrobes to one side, original styled fire surround, radiator

BEDROOM TWO 12'0" x 10'8" A second excellent double bedroom with double glazed window to rear, picture rail, radiator

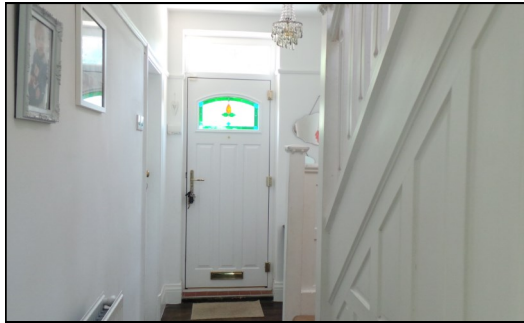
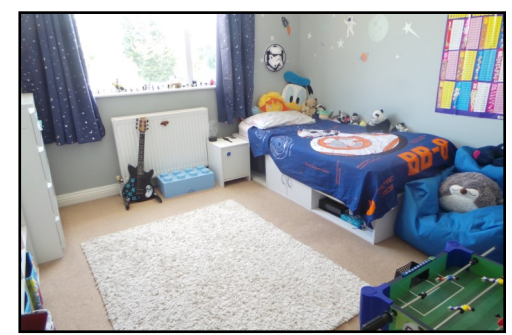
BEDROOM THREE 7'8" x 5'10" Double glazed window to front, picture rail, radiator

BATHROOM 8'10" x 7'0" Having a white suite comprising double ended bath with central taps, wash hand basin and close coupled W.C, multi function shower cubicle, tiling to part walls and floor with a monochromatic theme, double glazed patterned window, chrome ladder style radiator/towel rail

GARAGE 15'10" x 7'10" max 6'1" min (Please check the suitability of this garage for your own vehicle) Double opening doors to fore, light

REAR GARDEN A wonderful long garden with two tiered paved patio leading to a long lawn with pathway to side. To the far rear is a:

GARDEN ROOM/STUDY 12'00" x 8'00" With double glazed vertical windows and two double glazed doors, timber effect floor, light and power



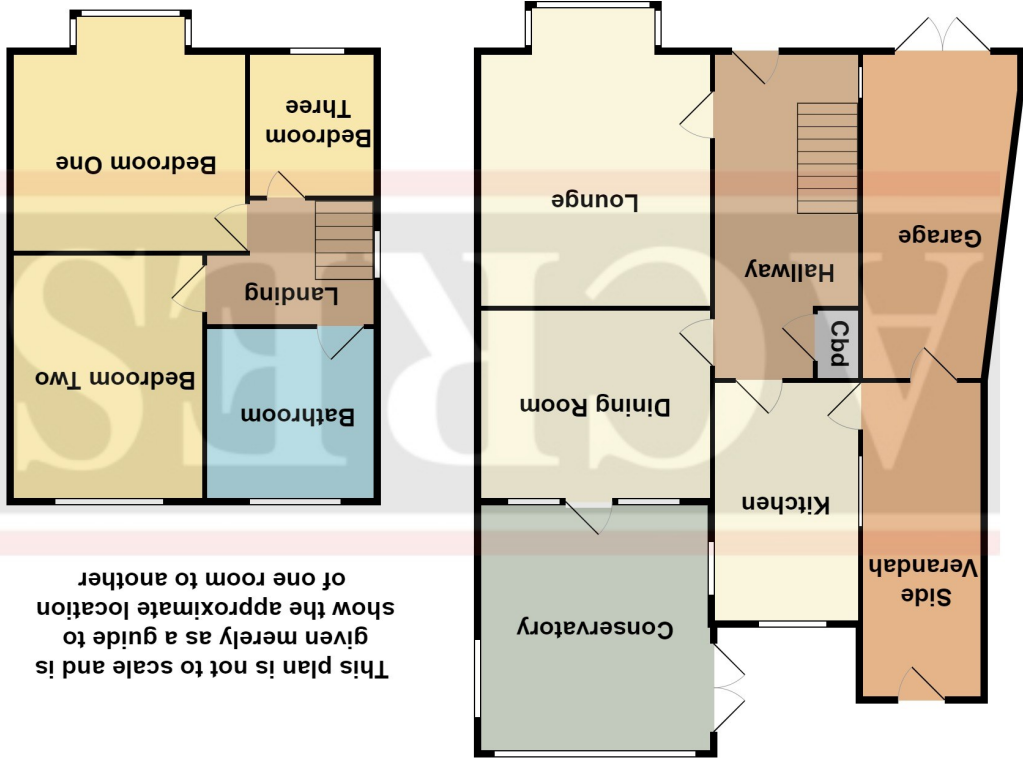
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.



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		
		55 D	80 C



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.