

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * A Wonderful Updated Bungalow
- * Hallway
- * Lounge
- * Refitted Kitchen with Central Island
- * Sitting Room/Potential Third Bedroom
- * Orangery
- * Two Bedrooms
- * Refitted Bathroom
- * Utility
- * Rear Garden with Patio and Large Lawn
- * Garage and Off Road Parking



CHESTER ROAD, BOLDMERE. B73 5BS ~ OFFERS AROUND £270,000

This is a wonderful bungalow that has been updated throughout and benefits from both double glazing and gas central heating (both where specified). The versatile interiors include entrance hall, lounge with stylish woodburner, sitting room/bedroom three, beautiful orangery, refitted breakfast kitchen, two double bedrooms with fitted wardrobes, refitted family bathroom with both bath and shower cubicle and separate utility. Outside is a foregarden offering multiple parking spaces and garage, to the rear is a fabulous garden with patio, large lawn and fencing to boundaries. Viewing is essential to appreciate the incredible interiors. Energy Rating G

Access is via a generous foregarden offering multiple parking space and leading to a double glazed reception door into;

HALLWAY:

Picture rail, radiator and doors into lounge, bedroom one and kitchen

LOUNGE: 14'9" max into bay 11'10" min x 11'00"

Double glazed leaded light bay window to front, wall light points, radiator and feature wood burning stove

KITCHEN: 13'10" max x 9'10" max

A superb re-fitted kitchen with a comprehensive range of high gloss units to include drawer, base and eye level cupboards, contrasting worksurfaces and breakfast bar, matching splashbacks, central island with timber work top and units below, stainless steel one and a half bowl sink and drainer, four ring gas hob with extractor over, fitted electric oven with microwave above, double glazed window to rear, radiator, spotlights to ceiling, access to loft

SITTING ROOM/BEDROOM THREE: 13'10" x 8'11"

Radiator, door into bedroom two and double glazed double opening doors with windows to sides into;

ORANGERY: 12'10" x 9'3"

A wonderful addition with atrium roofline, inset spotlights, double glazed windows to sides and double glazed bi-folding doors to garden

BEDROOM ONE: 11'10" x 9'1" min to wardrobe fronts

Double glazed leaded light window to front, modern styled wardrobe system to side, radiator

BEDROOM TWO: 12'10" x 9'00"

Double glazed window to rear, radiator

BATHROOM:

Refitted with a white suite to include panelled bath, wash hand basin set into a vanity unit, close coupled WC and self contained shower cubicle, modern styled tiling to part walls, double glazed window to side, ladder style radiator/towel rail, tiled floor, spotlights to ceiling

UTILITY:

Space and plumbing for washing machine, space for dryer, radiator, wall mounted gas central heating boiler, double glazed window, door out to garden

REAR GARDEN:

A wonderful rear garden wit patio to fore leading to a large lawn with fencing to boundaries

GARAGE: (Please check the suitability of this garage for your own vehicle)

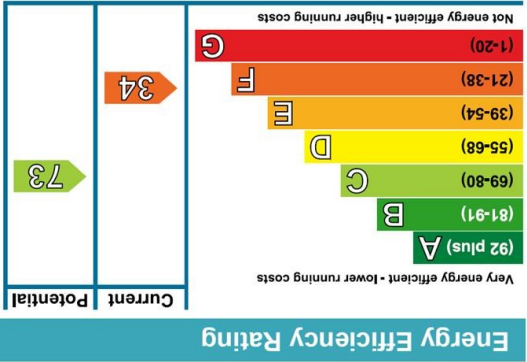
Double doors to front



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: D

FIXTURES & FITTINGS: As per sales details

VIEWING: Recommended via Acres on 0121 350 5533.