

# ACRES

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- \* ENCLOSED PORCH
- \* WELCOMING HALLWAY
- \* FAMILY LOUNGE
- \* REAR SITTING ROOM
- \* LOVELY DINING KITCHEN
- \* UTILITY
- \* THREE BEDROOMS
- \* BATHROOM
- \* GARAGE
- \* OFF ROAD PARKING
- \* LOVELY REAR GARDEN
- \* ENERGY RATING E



***Pentridge Close, Walmley, B76 1EB ~ Offers Over £370,000***

This is a wonderful opportunity to purchase a superb property in a lovely cul de sac location with Plantsbrook nature reserve to the side. Benefiting from double glazing and gas central heating (both where specified). The interiors are very well presented and include enclosed porch, welcoming entrance hall, family lounge, sitting room with patio doors out to garden, spacious dining kitchen and utility room. To the first floor are three excellent bedrooms and bathroom with white suite. Outside this property continues to exceed expectations with a very wide fore garden with lawn, driveway and access to garage front. To the rear is a lovely garden with bordered lawn, side patio and further lawn plus further space to side with storage. This property really does need to be viewed internally to appreciate the incredible position, size and quality. Energy Rating E

Access is via a very wide foregarden with bordered lawn and driveway for multiple vehicles and access to garage front

**ENCLOSED PORCH:**

Double glazed windows to front and sides plus double glazed double opening doors, tiled floor and arched timber and glazed reception door into;

**HALLWAY:**

A spacious and welcoming entrance, newel and balustrade staircase to first floor, coving to ceiling, dado rail, radiator, door into cloaks cupboard and further doors into cloaks cupboard and further doors into kitchen, sitting room and;

**LOUNGE: 15'6" max into bay 11'10" min x 12'5"**

A lovely living room with deep double glazed bay window to front, coving to ceiling, stylish minster styled fire surround with living flame effect fire, radiator

**SITTING ROOM: 12'5" x 12'5"**

Coving to ceiling, dado rail, large patio door system to rear with lovely views of the garden, traditional styled fire surround, tiled back and hearth, fitted gas fire

**DINING KITCHEN: 11'3" max into bay 9'2" min x 20'7" max**

**Kitchen Area:**

Having a range of drawer, base and eye level cupboards, worksurfaces and matching splashbacks, stainless steel sink with double drainer under the double glazed bay window, fitted four ring gas hob and fitted double oven/grill combination, step down to;

**Dining Area:**

Having a double glazed window to rear and double glazed patio door system out to garden, coving to ceiling, radiator

**UTILITY: 15'10" x 4'**

An excellent workroom with space and plumbing for washing machine, space for dryer and other white goods, wall mounted gas central heating boiler, high gloss worksurfaces and tiling to part splashbacks, dado rail, wall mounted units and tiled floor

**FIRST FLOOR LANDING:**

Coving to ceiling, dado rail, double glazed opaque window and doors into;

**MASTER BEDROOM: 16'1" max into bay 11'10" min x 9' min to wardrobe front 12'4" max into wardrobes**

Double glazed bay window to front, built in bedroom furniture, radiator, coving to ceiling

**BEDROOM TWO: 12'8" max x 11'5" max**

Double glazed window to rear, coving to ceiling, radiator and door into built in wardrobes

**BEDROOM THREE: 7'5" max 4'8" min x 7' max 5'2" min**

Double glazed window to front, radiator, coving to ceiling and built in wardrobe

**FAMILY BATHROOM: 9' max x 8'1" max**

A spacious bathroom with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, white tiling with decorative border to part walls, door into airing cupboard, double glazed opaque window to rear and side, coving to ceiling, radiator, access to loft space

**REAR AND SIDE GARDEN:**

Lovely mature rear garden with paved patio, shaped lawn and planted borders. To the side is a paved courtyard, second lawn with planted borders and further garden area and nature reserve to side

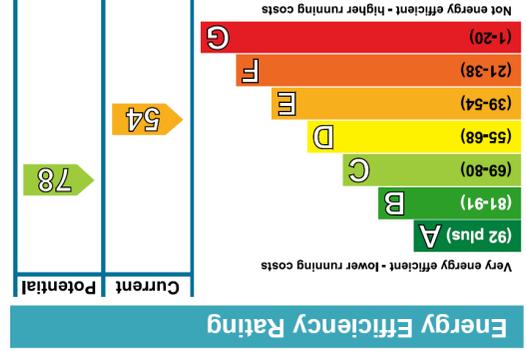
**GARAGE: (please check the suitability of this garage for your own vehicle)**



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.

