

ACRES

Wylde Green Office : 417 Birmingham Road, Wylde Green B72 1AU
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- * No Chain
- * Double Glazing & Gas Central Heating (Both where specified)
- * Enclosed Porch
- * Entrance Hallway
- * Dining Room
- * Extended Lounge
- * Kitchen
- * Three Bedrooms
- * Family Bathroom
- * Rear Garden
- * Off Road Parking



Holly Lane, Erdington, B24 9LN ~ Offers Around £190,000

Ideally located on this popular road this traditional styled property benefits from double glazing and gas central heating (both where specified) and offers enclosed porch, entrance hall, dining room, extended family lounge and extended kitchen. To the first floor are three bedrooms and family bathroom. Outside is a fore garden offering parking space and to the rear is a very generous garden with raised patio and steps down to a long lawn with mature trees and shrubs throughout. Energy Rating E

Access is via a foregarden with driveway offering parking space

ENCLOSED PORCH:

Double glazed windows to front and side, double opening doors leading to a timber and glazed reception door with opaque glazed window to side into;

HALLWAY:

Newel and balustrade staircase to first floor, radiator, picture rail and door into understairs storage, doors into kitchen, lounge and;

DINING ROOM: 11'8" max into bay 9'6" min x 10'2" min plus recess

Double glazed bay window to front, picture rail, radiator

EXTENDED FAMILY LOUNGE: 18'4" x 11'6" max 10'3" min

A generous living room with coving to ceiling, double glazed window overlooking the garden, classically styled fire surround with fitted gas fire, radiator

KITCHEN: 14'8" x 5'6"

An extended kitchen with a range of drawer, base and eye level cupboards, work surfaces and tiling to part walls, electric oven, stainless steel sink and drainer, space for fridge/freezer, double glazed window to side and rear and double glazed door out to garden

FIRST FLOOR LANDING:

Double glazed opaque window to side, access to loft space, door into overstairs storage and further doors into;

BEDROOM ONE: 14'5" max into bay 11'10" min x 10' max 8'10" min to chimney breast

Double glazed bay window to front, radiator

BEDROOM TWO: 9'7" x 10' max 8'11" min to chimney breast

Double glazed window to rear, radiator

BEDROOM THREE: 7'5" x 7'

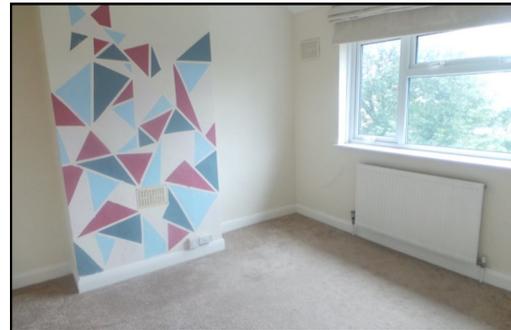
Double glazed window to front, radiator

BATHROOM:

Having a white suite comprising panelled bath with electric shower over, pedestal wash hand basin set into a vanity unit, close coupled WC, tiling to part walls, double glazed opaque window to rear, radiator, airing cupboard

REAR GARDEN:

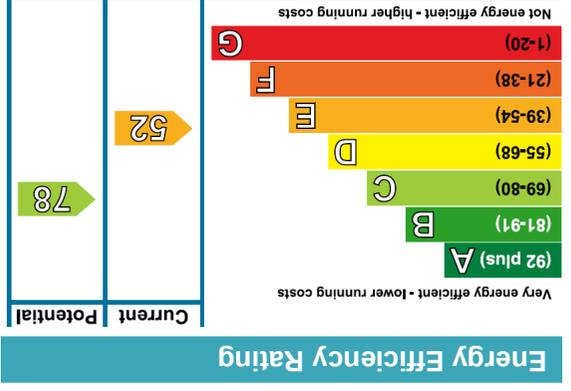
Patio to fore leading to a lawn, timber summer house/store, further lawn to far rear and access to rear garage



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: C

FIXTURES & FITTINGS: As per sales details

VIEWING: Recommended via Acres on 0121 350 5533