



BROOKS ROAD, WYLDE GREEN, B72 1HP

ACRES
Collection

BROOKS ROAD, WYLDE GREEN, B72 1HP ~ OFFERS AROUND £750,000

Acres are honoured to offer for sale this incredible six bedroom executive styled property that is situated on this wonderful residential road with Walmley Golf Course to the rear. Benefiting from double glazing and gas central heating (both where specified) the interiors include enclosed porch, large welcoming entrance hall, guests cloakroom, dual aspect family lounge with patio doors out to the garden, dining room and breakfast kitchen and utility room. To the first floor are four double bedrooms one with ensuite shower room and staircase leading to second floor with master bedroom with ensuite bathroom and further double bedroom with ensuite w.c and wash hand basin plus walk in store. Outside is a very wide fore garden with bordered lawn and brick blocked driveway offering multiple parking space and access to double garage. To the rear is a beautiful picture book garden with multiple lawns and patios and an abundance of flowering and verdant trees and shrubs. Viewing is essential to appreciate this wonderful property along with the location, size and quality. Energy Rating C

Access is via a wide foregarden with bordered lawn and brick blocked driveway offering multiple parking space and access to garage front to;

ENCLOSED PORCH: With double glazed leaded light windows and double opening doors, tiled floor, storage boxes and double opening doors into cloaks cupboard, reception door with double glazed leaded light window to side into;

HALLWAY: A very spacious and welcoming entrance hall with newel and balustrade staircase to first floor, coving to ceiling, dado rail, oak floor, radiator and doors into lounge, dining room, kitchen and

GUESTS CLOAKROOM: White close coupled WC, pedestal wash hand basin, radiator, dado rail and double glazed opaque leaded light window

FAMILY LOUNGE: 26' x 15' max 14' min to chimney breast. A wonderful dual aspect living room with double glazed leaded light window to front and double glazed window system to rear including double opening doors making the most of the garden view, coving and medallion to ceiling, two radiators and classically styled fire surround with decoratively tiled back and hearth and fitted living flame effect fire

DINING ROOM: 11'10" x 11'10". Tudor styled beamed ceiling, double glazed patio door system to rear, radiator and serving hatch

BREAKFAST KITCHEN: 20'4" x 9'8" min 13'9" max into doorwell. A large and comprehensively fitted kitchen with a range of units to include drawer, base and eye level cupboards, four ring gas hob with extractor hood over, double oven/grill combination, stainless steel one and a half bowl sink and drainer under the double glazed rear window, integrated dishwasher and fridge, worksurfaces, tiling to splashbacks, spotlights to ceiling and dining area to rear, radiator, door through to;

UTILITY: 13'10" x 7'9" max 7'3" min. A generous workroom with drawer, base and eye level cupboards, stainless steel sink and drainer, space and plumbing for washing machine and space for other white goods, floor standing gas central heating boiler, radiator, tiled floor and splashback, double glazed door to side and door into garage;

FIRST FLOOR LANDING: An excellent landing space with further newel and balustrade staircase to second floor, double glazed leaded light window to front, coving to ceiling, dado rail, radiator and doors into large linen cupboard and;

BEDROOM THREE: 12'2" min 15'10" max into doorwell x 12' max. A perfect guest suite.

Bedroom: With double glazed window to rear offering glorious views, radiator and door into;

Ensuite: With fitted shower, pedestal wash hand basin and close coupled WC, tiling to part walls, spotlights to ceiling

BEDROOM FOUR: 10'10" x 15'1". Double glazed window to rear again offering wonderful views, radiator

BEDROOM FIVE: 8'8" x 11'8". Double glazed leaded light window to front, radiator

BEDROOM SIX: 11' x 9'9". A sixth double bedroom with double glazed window to rear, radiator

BATHROOM: Having a white suite comprising corner bath with shower above, pedestal wash hand basin and close coupled WC, tiling to part walls with decorative border, radiator, spotlights to ceiling and double glazed opaque leaded light window to front and side

SECOND FLOOR LANDING: Having a wonderful galleried landing with double glazed leaded light window to front and doors into;

MASTER BEDROOM: 17'3" max x 17'7" max 12'10" min. A very spacious double bedroom with double glazed window to rear with panoramic views, velux window to front, radiator and door into;

ENSUITE BATHROOM: Having a white suite to include spa bath with shower over, wash hand basin set into a vanity unit and close coupled WC, tiling to part walls, spotlights to ceiling, extractor fan, chrome ladder style radiator/towel rail

BEDROOM TWO: 17'3" x 11'. Having a double glazed window to rear, radiator, door into ensuite and door into large walk in storage cupboard, velux window to front

ENSUITE: Having a white wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, spotlights to ceiling, extractor fan

REAR GARDEN: An incredible picture book garden being the perfect compliment to this family home. Patio to fore, lawn and rockery down to a second patio area and lawn, steps and deep planted beds down to the third tier with summerhouse and continuing down to the fourth lawned area. The garden is enveloped by an amazing amount of verdant and flowering trees and shrubs leading to the remainder of the garden and garden shed.

GARAGE: 16'8" x 16'3" max 15'5" min (please check the suitability of this garage for your own vehicle). Double garage with up and over door to front, door to side, light and power

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.)

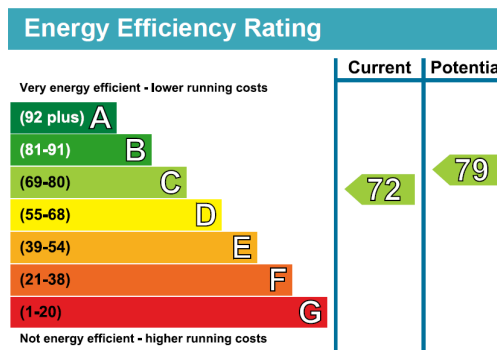
COUNCIL TAX BAND: G.

FIXTURES & FITTINGS: Fitted carpets are included within the sale.

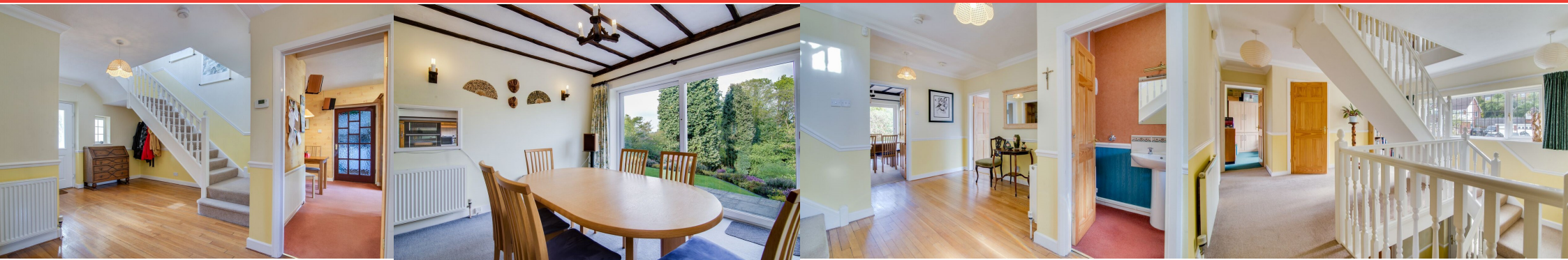
VIEWING: Recommended via Acres on 0121 350 5533



This plan is not to scale and is given merely as guide to show the approximate location of one room to another



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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, 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.

