



smarthomes

Wynford Road

Acocks Green, Birmingham, B27 6JH

- A Well Presented & Extended Semi Detached Property
- Four Bedrooms
- Through Lounge Diner & Conservatory
- Extended Modern Dining Kitchen

£275,000

EPC Rating 'TBC'





Property Description

The property is set back from the road behind a block paved driveway providing off road parking extending to UPVC double glazed door to side providing access to rear, exterior lighting and UPVC double glazed front door leading through to

Entrance Hallway

With engineered wood flooring, radiator, two ceiling light points, UPVC obscure double glazed window to side elevation, stairs leading to the first floor accommodation and doors radiating off to

Guest WC

With obscure double glazed window to front elevation, low flush WC with enclosed cistern, vanity wash hand basin, radiator, tiling to half height, complementary tiling to floor, ceiling light point and electric consumer board



Lounge to Front

13' 5" x 12' 5" (4.1m x 3.8m) With double glazed window to front elevation, radiator, engineered wood flooring, electric fire with marble hearth, ceiling light point and archway leading through to

Dining Area to Rear

10' 9" x 7' 6" (3.3m x 2.3m) With double glazed sliding patio doors leading into the conservatory, engineered wood flooring, radiator, ceiling light point and door leading into

Extended L-Shaped Modern Dining Kitchen

18' 8" max x 13' 5" (5.7m x 4.1m) Being fitted with a range of modern high gloss handle-less wall, drawer and base units incorporating pan drawers and plinth lighting, laminate work surfaces, sink and drainer unit with mixer tap, integrated washing machine, fridge freezer and dishwasher, tiling to splashback areas, four ring gas hob with extractor canopy over, inset eye-level double electric oven and grill, double glazed windows to front and rear elevations, ceiling light points, laminate flooring, two radiators, useful under-stairs storage cupboard, cupboard housing Potterton central heating boiler and UPVC double glazed door leading to side passage



Conservatory

10' 5" x 7' 2" (3.2m x 2.2m) With double glazed French doors leading out to the rear garden, polycarbonate roof, ceiling light point and tiling to floor

Side Passage

With UPVC obscure double glazed doors to driveway and rear garden, laminate flooring and ceiling light point

Accommodation on the First Floor

Landing

With engineered wood flooring, loft access, useful airing cupboard and doors leading off to

Bedroom One to Front

13' 5" x 9' 2" (4.1m x 2.8m) With UPVC double glazed window to front elevation, wall mounted radiator and ceiling light point

Bedroom Two to Rear

8' 10" x 8' 10" up to wardrobes (2.7m x 2.7m) With UPVC double glazed window to rear elevation, wall mounted radiator and ceiling light point





Dual Aspect Bedroom Three

10' 2" x 8' 2" (3.1m x 2.5m) With UPVC double glazed windows to front and rear elevations, radiator, useful storage area and ceiling light point

Bedroom Four to Front

9' 10" x 6' 10" (3.0m x 2.1m) With UPVC double glazed window to front elevation, engineered wood flooring, wall mounted radiator and ceiling light point

Family Shower Room to Rear

6' 2" x 6' 2" (1.9m x 1.9m) Being fitted with a three piece white suite comprising corner shower cubicle with thermostatic rainfall shower, low flush WC with enclosed cistern and vanity wash hand basin, obscure double glazed window to rear, complementary tiling to walls and floor, chrome ladder style radiator and spot lights to ceiling



Rear Garden

With paved patio, lawned area, stepping stone pathway, further terrace patio to rear, fencing to boundaries, a variety of mature shrubs and bushes, exterior lighting, outside tap and timber framed summer house with electric

Tenure

We are advised by the vendor that the property is freehold, but are awaiting confirmation from the vendor's solicitor. We would strongly advise all interested parties to obtain verification through their own solicitor or legal representative. EPC supplied by Nigel Hodges.