

ACRES

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- ◆ A superb and very generous traditional styled property
- ◆ Ideally located for all amenities within Wylde Green and beyond
- ◆ Enclosed porch and Entrance Hall
- ◆ Sitting Room
- ◆ Extended Family Lounge leading to a Conservatory
- ◆ Wonderful Dining Kitchen
- ◆ Guests Shower Room
- ◆ Four Double Bedrooms including Master with double doors to a balcony
- ◆ Fore Garden including parking and access to Garage front
- ◆ Mature rear Garden



4 Holifast Road, Wylde Green, B72 1AP ~ Offers around £525,000

Situated beautifully in the heart of Wylde Green incredibly close to all of the many amenities including schools, cross city line, shops and restaurants. The interiors of this freehold property will surprise you as they are incredibly generous throughout. The interiors include, enclosed porch, entrance hall, sitting room, extended rear lounge with doors out to a conservatory, large dining kitchen and guests shower room. To the first floor are four superb double bedrooms, (bedroom one with a deep balcony accessed via double doors), large family bathroom and boarded loft. Outside is a fore garden offering parking space, access to garage front and side passage. and to the rear is a garden with patio, leading to a lawn, covered seating area to side and covered wood store. This property should be considered a priority to appreciate quality of interiors and location. EPC rating E. council tax band F.

Access is via: A fore garden offering multiple parking space and access to garage front, electric car charging point

ENCLOSED PORCH Having double glazed panelled window to front and side, double glazed door, timber stained glass reception door with leaded light stained glass windows to either side and transom above

HALLWAY Having coving to ceiling, picture rail, newel and balustrade staircase to first floor, radiator, inset matwell, doors into dining/kitchen, extended lounge and:

SITTING ROOM 15'1" max into bay 13'0" min x 11'6" Having double glazed bay window to front, deep coving to ceiling, picture rail, feature period style fire surround with decorative tiled cheeks and open grate, radiator

EXTENDED REAR LOUNGE 21'7" max 12'1" x 11'5" max 8'0" min Having decorative coving and medallion to ceiling, double glazed window system to conservatory including double opening doors, radiator, classically styled fire surround with ornate tiled cheeks, living flame effect fire

CONSERVATORY 10'7" x 9'2" Having double glazed windows to side and rear, double glazed double opening doors to garden

DINING/KITCHEN 17'6" max 15'2" min x 19'2" max 16'3" An incredibly generous kitchen being refitted with a range of units including an island with drawer and base units, four ring induction hob and extractor fan, there are also drawer, base and eye level cupboards, integrated dishwasher, space for fridge freezer, space and plumbing for washing machine, double oven/grill combi, (NEFF appliances) , quartz work surface and etched drainer, stainless steel one and a half bowl sink, tiling to splash back, karndean flooring, double glazed window and door to garden

DINING AREA Having radiator, built in pantry, double glazed double open doors to garden, spotlights to ceiling, door leading into:

SIDE PASSAGE Having double glazed door to front and door to garage

GARAGE 16'6" x 7'6" Having power, wall mounted gas central heating boiler, double doors to front (Please check for suitability of this garage for your own vehicle)

GUEST SHOWER ROOM Having self contained shower cubicle with fitted decorative shower, close coupled WC with fitted wash hand basin above, chrome ladder style radiator/towel rail, tiling to part walls, extractor fan

FIRST FLOOR LANDING Having coving and medallion to ceiling, picture rail and doors into:

MASTER BEDROOM 13'0" x 11'6" max 8'5" min to wardrobe front Having built in wardrobes and overhead storage, picture rail, radiator, double glazed window system to rear, including, double opening door on to a balcony

BALCONY A deep balcony overlooking the garden, access to loft space that is fully boarded

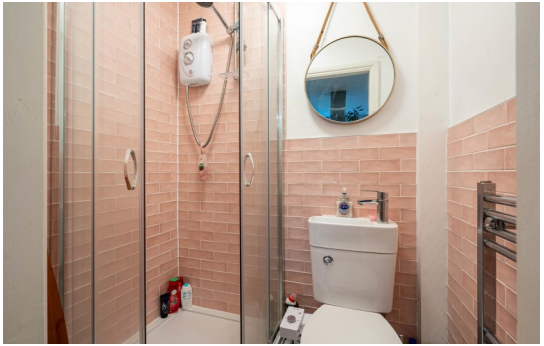
BEDROOM TWO 15'5" max into bay 12'11 min x 11'6" Having double glazed bay window to front, picture rail, radiator

BEDROOM THREE 16'11" max x 4'10 min 7'10" max Having double glazed window to front and rear, radiator, half door to under storage eves

BEDROOM FOUR 9'7" max x 10'8" (measured at approximate 5' height) A fourth double bedroom with double glazed window to front , radiator, picture rail

BATHROOM A large bathroom having a white suite comprising panelled bath with waterfall taps, wash hand basin set into a vanity unit with waterfall tap, self contained shower cubicle with overhead shower and rinser aid, close coupled WC, period style radiator/towel rail, door into airing cupboard, tiling to part walls, double glazed opaque window, spotlights to ceiling

REAR GARDEN Patio to fore leading to a lawn with covered seating area to side and wood store to rear



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

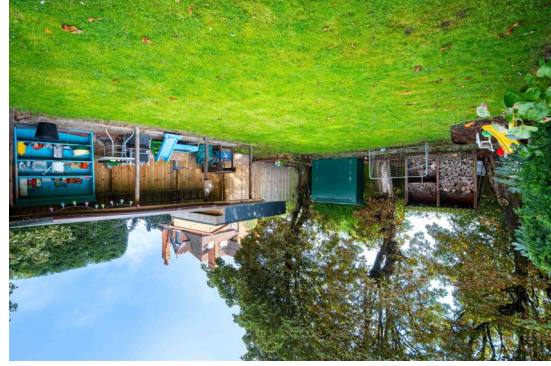


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		
		77 C	

TENURE:

COUNCIL TAX BAND:
FIXTURES & FITTINGS:
VIEWING:

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.)
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 As per sales particulars.
 Recommended via Acres on 0121 321 2101.



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.