

ACRES

Sutton Coldfield Office : 28 Beeches Walk, Sutton Coldfield B73 6HN
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- * A WONDERFUL TRADITIONAL STYLED PROPERTY
- * IDEALLY LOCATED CLOSE TO AMENITIES
- * ENCLOSED PORCH, HALLWAY AND GUESTS CLOAKROOM
- * GENEROUS DINING ROOM
- * LOVELY LARGE FAMILY LOUNGE
- * THREE EXCELLENT BEDROOMS
- * BATHROOM WITH WHITE SUITE
- * FORE GARDEN WITH PARKING SPACE
- * VERY LONG AND BEAUTIFULLY MANICURED REAR GARDEN
- * VIEWING IS ESSENTIAL



100 Green Lanes, Wylde Green, B73 5JH—Offers over £450,000

Acres are proud to offer this wonderful freehold, traditional styled property, council tax band E. This elegant family home is located beautifully in the heart of Wylde Green with many local amenities including schools, shops, restaurants and cross city line. The interiors are beautifully presented throughout and includes generous accommodation including enclosed porch, generous welcoming entrance hall, guests cloakroom generous dining room and rear family lounge plus extended and comprehensively fitted breakfast kitchen. To the first floor are three excellent bedrooms and a modern styled family bathroom with both white suite and separate shower cubicle. Outside is a fore garden offering parking space and shared driveway leading to garage front. To the rear is a superb complimentary garden with patio, long lawn with planted borders containing flowering and verdant trees and shrubs. Viewing is essential to appreciate what a lovely home this is. EPC rating D.

Access is via a fore garden with boarded lawn, driveway and shares access to garage front

ENCLOSED PORCH Arched style double opening double glazed leaded light doors, tiled floor, timber and stained glass reception door with leaded light stained glass window to side into:

HALLWAY A delightful entrance with turning staircase to first floor, door into under stairs store cupboard, radiator, doors into dining room, lounge, breakfast kitchen and:

GUEST CLOAKROOM Having a white close coupled WC, wash hand basin, vanity unit to both rear and side, display shelf, double glazed patterned window, chrome ladder style radiator/towel rail and elegant tiling to both walls and floor, spotlights to ceiling

DINING ROOM 15'8" max into bay 12'7" min x 12'0" max 10'9" to chimney breast Having a deep double glazed bay window to front with leaded light top lights, coving to ceiling, timber fire surround with marblesque back and hearth, radiator

LOUNGE 14'10" x 12'6" max 11'04" min to chimney breast Double glazed bow bay window to rear, coving to ceiling, radiator, gas fire and hearth

BREAKFAST KITCHEN 18'2" x 9'5" max 9'1" min Comprehensively fitted with a range of soft close units to include drawer, base, eye level cupboards and wine rack, space and plumbing for washing machine and dishwasher, space for dryer, space for fridge and freezer, four ring electric hob with stainless steel extractor hood over, double oven/grill combination, stainless steel one and half bowl sink and drainer, contrasting worksurface and breakfast bar, double glazed opaque window to side and two further double glazed windows and double glazed door to garden, radiator, spotlights to ceiling, tiled floor

FIRST FLOOR LANDING An excellent landing space with double glazed window to side, door into store cupboard, access to loft space, radiator and doors into:

BEDROOM ONE 16'2" max into bay 12'6" min x 12'1" max 10'10" min to chimney breast Double glazed bay window to front, radiator

BEDROOM TWO 14'10" x 12'0" max 10'9" min to chimney breast A second excellent double bedroom with double glazed window to rear offering glorious views of the garden, radiator

BEDROOM THREE 8'1" x 10'8" max 9'0" min to chimney breast A third double bedroom with double glazed window to rear, radiator

BATHROOM Having a white suite comprising of panelled bath with shower attachment, large self contained shower cubicle with overhead shower and rinser aid, wash hand basin set into a vanity unit, close coupled WC, chrome ladder style radiator/towel rail, grey toned tiling to walls, two double glazed patterned windows

GARDEN Patio to fore, raised flower bed to one side leading to long lawn with deep planted borders with and abundance of flowers and verdant plants, courtesy door to garage

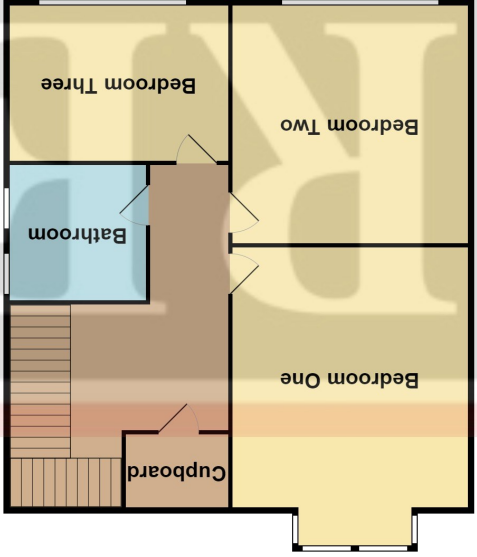
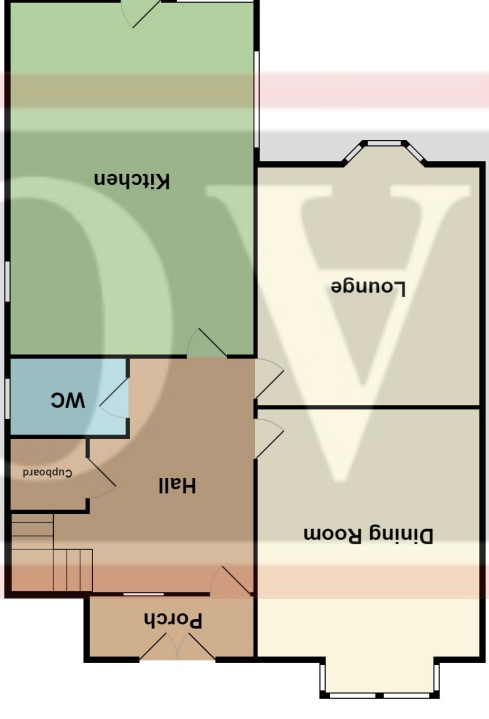
GARAGE 19'0" x 9'6" max (please check the suitability of this garage for your own vehicle) Up and over door to front, two double glazed windows to side, door to garden, power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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: FIXTURES & FITTINGS:

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

VIEWING:

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.