

# ACRES

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- \* Beautifully located on one of Wylde Green's most popular residential roads
- \* Close to many amenities
- \* Lovely welcoming entrance hall
- \* Dining/sitting room, extended family lounge
- \* Very generous family/dining room
- \* Three very generous bedrooms
- \* Family bathroom
- \* Lovely mature rear garden
- \* Perfect family accommodation
- \* Viewing is essential



***11 THE BOULEVARD, WYLDE GREEN, B73 5JN OFFERS OVER £500,000***

Beautifully located on one of Wylde Green's most popular residential roads, this lovely enhanced, freehold property council tax band E. Close to many amenities including shops, schools, restaurants and the Cross City Line. The interiors are excellent and include recently renewed roof and extensive replacement double glazing (where specified ) enclosed porch, lovely welcoming entrance hall, dining/sitting room, extended family lounge, fitted kitchen and double doors through to a very generous family/dining room and guests cloakroom. To the first floor are three very generous bedrooms and family bathroom with white suite. Outside is a fore garden with lawn and driveway leading to garage front and to the rear is a lovely mature garden with patio, lawn, planted shrubs and trees and play area to far rear. This house works perfectly for a family due to the accommodation on offer and amazing convenient location. EPC Rating D.

Access is via a brick blocked fore garden offering parking space and access to garage front and lawn to side

**ENCLOSED PORCH** Leaded light double opening doors to front, tiled floor, timber glazed reception door with two leaded light windows to either side

**HALLWAY** A lovely inviting entrance with newel and balustrade staircase to first floor, Tudor style beams, coving to ceiling, picture rail, period style radiator, timber floor and doors into under stairs store cupboard, kitchen, lounge and:

**SITTING/DINING ROOM 15'0" max into bay 12'5" min x 11'8" max 10'6" min to chimney breast** Double glazed leaded light bay window to front, period style radiator, deep coving to ceiling, picture rail, dresser style storage to recess, timber mantle and tiled hearth

**EXTENDED FAMILY LOUNGE 18'10" max x 10'1" min to chimney breast 11'7" max** Having a double glazed window to rear offering glorious garden views, two radiators

**KITCHEN 16'2" max x 6'8" max 5'10" min** Having a range of drawer, base and eye level cupboards, space and plumbing for dishwasher, stainless steel sink and drainer, five ring gas hob with electric oven under and extractor hood over, high gloss work surface, double glazed window to rear, radiator, double glazed double opening door, tiled floor

**FAMILY ROOM 20'8" max 13'7" min x 14'6" max 9'1" min** A superb extra reception room with double glazed window and double glazed double opening doors to rear, radiator, tiled floor, double glazed door and vertical window to front, door into garage and door into:

**GUEST CLOAKROOM** White close coupled WC, pedestal wash hand basin, tiling to splashback, opaque glazed internal window

**FIRST FLOOR LANDING** Picture rail, vertical leaded light stained glass window to side, access to loft space and doors into:

**BEDROOM ONE 13'0" x 11'8" max 10'5" min to chimney breast** Double glazed window to rear, period style radiator

**BEDROOM TWO 12'5" x 11'8" max 10'5" min to chimney breast** Double glazed leaded light window to front, period style radiator, coving to ceiling

**BEDROOM THREE 14'5" max into recess 10'3 min x 11'0" average measurement (some restricted head space)** A lovely generous third bedroom with half doors to under eaves storage, diamond shaped leaded light window to front plus further leaded light double glazed window to front, picture rail, spotlights to ceiling, radiator

**BATHROOM** White suite including stylish slipper bath with stand alone taps, table top circular wash hand basin with vanity unit, close coupled WC, shower cubicle with over head shower and rinser aid, tiling to part walls, ladder style radiator/towel rail, double glazed patterned window to rear and side, spotlights to ceiling

**GARDEN** Shaped timber decked patio to fore with two Mediterranean style borders, leading to shaped lawn with planted beds and barked play area to rear

**GARAGE 15'4" max x 7'6" (please check the suitability of this garage for your own vehicle)** Double opening doors to front, wall mounted gas central heating boiler, utility area, space and plumbing for washing machine, space for dryer, stainless sink circle sink, work surface, light and power



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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.

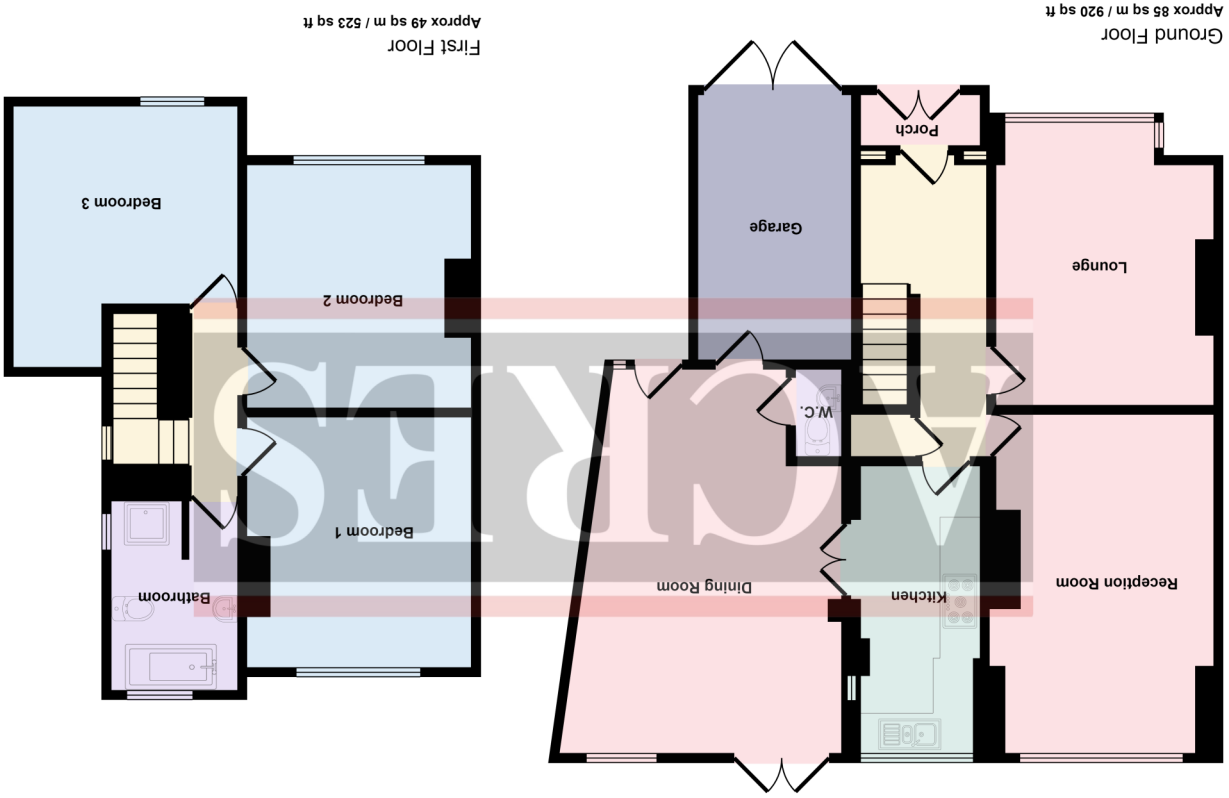
**TENURE:**

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

Approx Gross Internal Area  
134 sq m / 1444 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.