



5 Wolseley Avenue, Acocks Green,
Birmingham, B27 6SZ

Price Guide **£186,950**

- Semi Detached Property
- Open Plan Lounge/Dining Room
- Three Bedrooms
- Garage and Off-road Parking
- Garden
- Energy Efficiency Rating - D

0121 709 3300

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Situated on a popular residential development is a modern semi-detached property boasting gas central heating and UPVC double glazing. The accommodation briefly comprises reception hallway, open plan lounge/dining room, kitchen, three bedrooms, bathroom, gardens to front and rear, off road parking and garage.

APPROACH

The property is approached via a lawned foregarden and paved driveway that leads to off road parking and UPVC double glazed front door into:

ENTRANCE HALLWAY

With stairs rising to first floor landing, wood effect flooring, single panel radiator and door to:

OPEN PLAN LOUNGE/DINING ROOM

23'9" (7.24 M) X 12'2" (3.71 M)

Having UPVC double glazed window to front aspect and UPVC double glazed French doors to rear garden, two single panel radiators, wood effect flooring, halogen spotlights, telephone point, under stairs storage cupboard and door to:



FITTED KITCHEN

7'1" (2.16 M) X 9'10" (3.00 M)

A range of wall and base units with co-ordinated worksurfaces, integrated, stainless steel, four ring gas hob with electric oven beneath, concealed extractor, space and plumbing for washing machine, tiling to splashbacks, single panel radiator, ceiling light point, tiled floor, UPVC double glazed window to rear aspect and UPVC double glazed door to rear garden.

FIRST FLOOR LANDING

Doors to bedrooms one, two, three and bathroom.

BEDROOM ONE

8'4" (2.54 M) X 11'10" (3.61 M)

With UPVC double glazed window to front aspect, single panel radiator and ceiling light point.

BEDROOM TWO

11'9" (3.58 M) X 9'5" (2.87 M)

With UPVC double glazed window to rear aspect, single panel radiator and ceiling light point.

BEDROOM THREE

6'6" (1.98 M) X 9'4" (2.84 M)

With UPVC double glazed window to rear aspect, single panel radiator, ceiling light point and airing cupboard housing hot water cylinder.

BATHROOM

A contemporary bathroom with circular glass bowl sink, low level flush WC, panelled bath with Triton mixer shower over and additional shower attachment over, complimentary tiling to walls and floors, chrome heated towel rail/radiator, UPVC double glazed window to rear aspect.



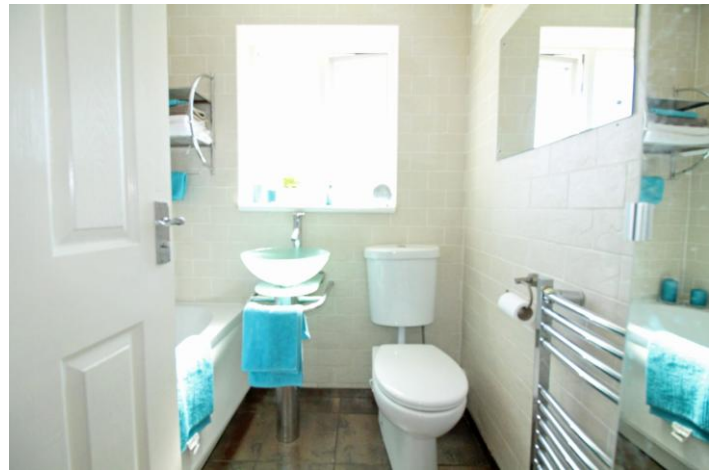
GARDEN

Paved patio leading to a lawned rear garden with retaining dwarf brick walls

GARAGE

16'4" (4.98 M) X 8'7" (2.62 M)

Up and over door, overhead storage, power and lighting





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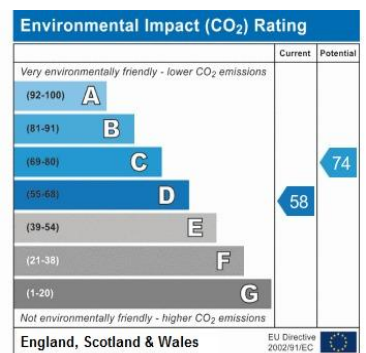
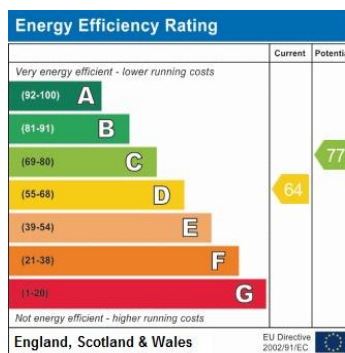
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