



**Offers Over £200,000**  
**Wildfell Road, Acocks Green,**  
**Birmingham, West Midlands, B27**  
**7DY**

- Ideal First Time Buy or Buy to Let Property
- Beautifully Presented Terrace Property
- Early Viewing Essential
- Two Bedroom
- Hallway
- Lounge
- Re Fitted Kitchen
- Landscaped Re Garden (low Maintenance)
- Loft Room
- Close to Local Schools, Shops and Transport Links

## **EPC Rating**

Current: D  
Potential: C

## **Council tax band**

Band = A

**\*\* IDEAL FIRST TIME BUY \*\* BEAUTIFUL CONDITION \*\* TWO BEDROOMS \*\* SOUGHT AFTER LOCATION \*\* POTENTIAL FOR REAR EXTENSION (subject to planning) \*\***

AN OPPORTUNITY TO PURCHASE THIS GREAT HOME WHICH IS SITUATED IN A VERY POPULAR LOCATION WILDFELL ROAD, ACOCKS GREEN .... PROPERTIES ON THIS ROAD DO NOT STAY ON THE MARKET FOR LONG!! This terrace house is accessed via a BLOCK PAVED front garden leading to a double glazed front door the accommodation comprises:- hallway, LOUNGE, RE FITTED KITCHEN and private LANDSCAPED rear garden. with TWO BEDROOMS and FOUR PEICE BATHROOM to the first floor. LOFT space space being boarded, carpeted with pull down ladder. The property benefits double glazing and central heating both where specified.  
CALL OUR YARDLEY OFFICE ON 0121-783-3422 FOR A VIEWING NOW!

Energy Performance Rating: D

### **APPROACH**

Block paved front garden leading to front door :

### **Hallway**

Door to :

### **Lounge**

**15'9 x 11'5 (4.80m x 3.48m )**

Double glazed window to front and central heating radiator and door to:

### **Kitchen**

**12'6 x 7'7 (3.81m x 2.31m )**

Two double glazed windows to rear, door to rear garden. fitted with a range of matching wall base and drawer units with roll edge work surface over incorporating stainless steel sink and drainer unit with mixer tap over and access to stairs.

## **FIRST FLOOR**

### **Landing**

Doors off:

### **Bedroom One**

**12'11 x 8'7 (3.94m x 2.62m )**

Double glazed window to rear, central heating radiator and storage cupboard.

### **Bedroom Two**

**10'11 x 7'11 (3.33m x 2.41m )**

Double glazed window to front,

central heating radiator and loft access.

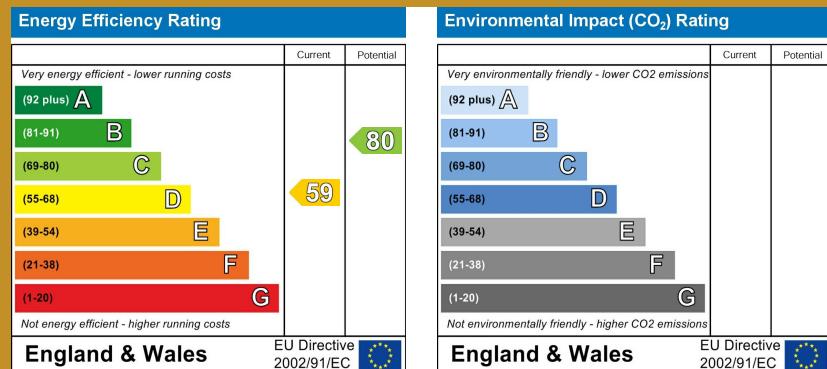
## Bathroom

Double glazed frosted window to rear, suite comprising bath, low level w.c, pedestal wash hand basin, walk in shower with waterfall shower, built in TV and central heating radiator.

## OUTSIDE

### Rear Garden

Landscaped garden being enclosed , with patio area, astro turf area and summer house.





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