



# Offers Over £220,000 Wynford Road, Acocks Green, Birmingham, B27 6JN

- Well Presented Three-Storey End Terrace Home
- Two Double Bedrooms
- Great Size Family Bathroom
- Lounge
- Dining Area
- Re Fitted Kitchen
- Front and Rear Gardens
- Ideal First Time Buy
- Great Location
- Close to Local Schools, Shops and Transport Links

## EPC Rating

Current: D  
Potential: C

## Council tax band

Band = A

\*\* WELL PRESENTED THREE-STOREY END TERRACE HOME \*\* TWO DOUBLE BEDROOMS \*\* EXTENDED KITCHEN \*\*

AN OPPORTUNITY TO PURCHASE THIS NICELY PRESENTED THREE-STOREY END TERRACE HOME ON WYNFORD ROAD, ACOCKS GREEN, This is an ideal First Time Buy situated in a great location.

This property is accessed via a front garden leading to porch with front door comprises:- LOUNGE, DINING ROOM, KITCHEN and private rear garden to the ground floor, DOUBLE BEDROOM, GOOD SIZE SINGLE FAMILY BATHROOM to first floor, to the second floor SECOND DOUBLE BEDROOM.

Situated close to local schools, shops & transport links this is an ideal family home.

Double glazed and central heating (both where specified)

Early viewing is essential to avoid disappointment.

CALL OUR YARDLEY OFFICE ON

0121-783-3422 FOR A VIEWING NOW!

Energy Performance: C

### Approach

Access is gained via gravelled front garden leading to:

### Porch

Front door to:

### Lounge

**11'3 x 11 (3.43m x 3.35m)**

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

### Dining Area

**12'6 x 11'4 (3.81m x 3.45m )**

Double glazed window to side, stairs to the first floor and two central heating radiators.

### Kitchen

**9'8 x 7'8 (2.95m x 2.34m )**

Double glazed double doors to rear, fitted with a range of matching wall base and drawer units with work surface over incorporating sink and drainer with mixer tap over, oven hob and extractor.

### FIRST FLOOR

## Landing

Double glazed side to side, stairs to the second floor and doors to:

## Bedroom One

**11'2 x 11 (3.40m x 3.35m)**

Double glazed window to front and central heating radiator.

## Bathroom

**10'1 x 9'9 (3.07m x 2.97m)**

Double glazed frosted window to rear, suite comprising bath, shower cubicle, low level w.c, pedestal wash hand basin and central heating radiator.

## SECOND FLOOR

### Bedroom Two

**22'1 x 11'4 (6.73m x 3.45m)**

Double glazed window to front and rear and central heating radiator.

## OUTSIDE

### Rear Garden

With patio area, lawned area and side access.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



**167 - 169 Church Road, Yardley, Birmingham, B25 8UR**  
[yardley@primeestatesuk.com](mailto:yardley@primeestatesuk.com)