



Wake Green Road, Birmingham
Offers in Excess of £525,000

Features:

- Impressive traditional three storey home
- Five generous bedrooms
- Three reception rooms
- Upgraded modern kitchen with appliances
- Ground floor w.c.
- Family bathroom
- Delightful mature rear garden
- 2/3 car parking to front.

Description:

A fine example of a particularly well presented, five bedroom, Edwardian semi detached home. Lovingly altered preserving its original character, as well as mindful upgrading when modernising. This property could appeal to a larger family hoping to secure a comfortable, sizeable home. The internal layout is as follows: Initial porch, featuring the original entry door with decorative tiling to floor which continues into the property. The long hallway has storage under the balustrade stairs and access to the rear garden through a side entrance. The front lounge has an ornate open fire to mantle, feature bay window to front, coving and large ceiling rose and oak effect flooring. Rear sitting room of flexible use, having a further open fireplace and door to the rear garden. Breakfast room, (an excellent family space), featuring a modern log burning fire to the chimney recess, bay window to side, plus a further window and fitted unit housing the central heating boiler. A detailed door to the far end opens to reveal the recently upgraded kitchen, having quite individual kitchen units, featuring a one and a half inset sink to work surface, Neff hob, built-in oven, dishwasher and wine cooler, as well as a washing machine and an abundance of pull out shelving for ease of storage. A matching rear door leads into a lobby fitted out with tall units and access to both the garden and the ground floor w.c. The substantial first floor landing has doors to following rooms. Bedroom one to front, with an L shaped row of wooden fitted wardrobes. Bedroom three decorated in grey and white, has a chimney breast with recess and sash style pvc window. Bedroom five, also with a sash window and a shelved recess set into the chimney. The family bathroom, has two pvc sash windows to side, a mixer shower to a large enclosure, corner bath, sink with cupboards beneath and a w.c. Stairs rise again to the roof space, having a large bedroom to front with storage cupboard. Bedroom four to rear with a wall of fitted wardrobes. Outside: To front a driveway offers space for up to three cars, there is a side gate to the right hand side leading you towards the delightful rear garden. This is inset with well-established shrubs and trees either side of the lawn. A breakfast patio is placed just in front of the rear lobby door and a further rather private seating area sits in front of the rear fence, aside a timber shed. Other benefits include: Modern combination heating boiler to radiators and upgraded double glazing to most of the property. Locally there is accessible schooling for all ages, which includes St Bernards Roman Catholic Primary School and Moseley Senior School. A convenience store sits further along the road, as well as a choice of medical centres. Moseley village is where most families visit for main supermarkets, further shopping, an abundance of eating establishments and popular bars. A bus route to Solihull is available in front of the property, and Yardley Wood railway station is a short drive away.



Details:

Porch
Hall

Lounge

17' 3" x 12' 11" (5.25m x 3.93m)

Sitting Room

12' 0" x 11' 5" (3.65m x 3.48m)

Breakfast Room

16' 0" x 12' 0" max (4.87m x 3.65m)

Kitchen

12' 0" x 8' 4" (3.65m x 2.54m)

Rear Lobby

W.C.

Stairs rise to first floor

Bedroom 1

18' 1" x 13' 11" (5.51m x 4.24m)

Bedroom 3

12' 0" x 11' 6" (3.65m x 3.50m)

Bedroom 5

10' 5" x 9' 2" (3.17m x 2.79m)

Bathroom

10' 0" max x 7' 4" (3.05m x 2.23m)

Stairs rise to second floor

Bedroom 2

17' 11" max x 13' 9" max (5.46m x 4.19m)

Bedroom 4

9' 3" x 9' 1" (2.82m x 2.77m)

EPC Rating: E

Council Tax Band: E (tbc by solicitors).

Tenure: Freehold (tbc by solicitors).

For more information or to arrange a viewing, please call us on
01527 406956.



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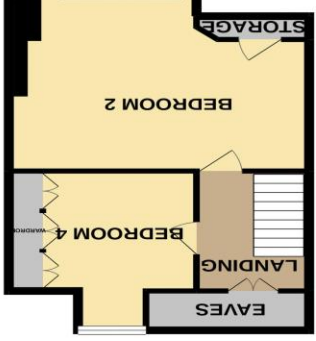
GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
648 sq.ft. (60.2 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1929 sq.ft. (179.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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