

ACRES

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- NO ONWARD CHAIN
- Extended, three bedroomed semi detached
- Well-appointed shower room
- Spacious dining room through rear lounge
- Breakfast area opening to kitchen
- Entrance hall, porch and WC
- Multivehicle drive with lawn and single garage
- Superb rear garden
- Delightful position close to amenities
- Opportunity for further extension (stpp)



HOLLY LANE, ERDINGTON, B24 9LU - OFFERS IN THE REGION OF £300,000

This traditional three-bedroomed, semi-detached freehold family home has been beautifully maintained throughout its lengthy ownership, offering extended internal proportions and a level of care that is a true testament to the current owner's high standards. Ideally positioned within walking distance of a range of amenities in Erdington, the property benefits from close proximity to cafés, pharmacies and everyday essential stores. Excellent transport links are also readily-available, with frequent bus services and extensive road networks ensuring ease of commute throughout the local area and beyond. Offering further scope for extension or redevelopment (subject to the necessary planning permissions), the home is enhanced by PVC double glazing and gas central heating (both where specified). Internally, the accommodation briefly comprises an enclosed porch leading into a deep and welcoming entrance hall, complete with an understairs guest WC. Doors open into a spacious dining room which flows through to a rear lounge, where French doors provide access to the garden. A breakfast area leads into the main kitchen, creating a practical and well-connected ground floor layout. To the first floor, three well-proportioned bedrooms are provided, all serviced by a family shower room, completing the internal accommodation. Externally, the property is approached via a multi-vehicle driveway with a lawn to the side, and also benefits from access to a single garage. To the rear, a superb garden is offered, being laid mainly to lawn and complemented by well-tended shrubs and bushes lining the perimeter, creating a private and attractive outdoor space. Combining space, potential and a highly convenient location, this charming family home must be viewed internally to be fully appreciated. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive with lawn and bushes to side, access is gained into the accommodation via PVC double glazed French doors into:

PORCH: Storage is provided to side, an obscure glazed door with windows to side opens to:

ENTRANCE HALL: Doors open to lounge / dining room, fitted breakfast kitchen / breakfast area and guest cloakroom / WC, radiator, stairs off to first floor.

DINING ROOM THROUGH LOUNGE: 26'01 (into bay) x 24'00 max / 10'09 min: PVC double glazed French doors open to rear garden, a PVC double glazed bay window is provided to fore, space for complete lounge suite and dining table with chairs, an electric coal-effect fire set upon a granite hearth having matching surround and period timber mantel over, radiators, door opens back to entrance hall.

BREAKFAST AREA: 14'05 (through to kitchen) x 7'10 max / 7'06 min: PVC double glazed window to rear, with obscure door opening to garden, space for breakfast table and chairs, radiator, door back to entrance hall, base units are provided with integral fridge of which leads into:

KITCHEN: 10'09 x 5'09: PVC double glazed windows to rear and to side, matching wall and base units with recesses for washing machine, integrated oven / grill, roll edged work surface with four ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, access is provided back to breakfast area and door opens to garage.

GUEST CLOAKROOM / WC: Suite comprising low level WC, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Obscure window to side, doors open to three bedrooms and a shower room.

BEDROOM ONE: 13'11 (into bay) x 11'11 max / 10'11 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 11'10 x 9'09: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 7'11 x 7'10: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to fore, suite comprising shower with splash screen doors, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door to airing cupboard and door back to landing.

REAR GARDEN: Paving advances from the accommodation and leads to delightfully-maintained lawns, mature shrubs and bushes line and privatise the property's border with access being given back into the home via doors to lounge and breakfast area.

GARAGE: 16'06 x 6'06: (please check suitability for your own vehicle use): A garage door opens to front drive.

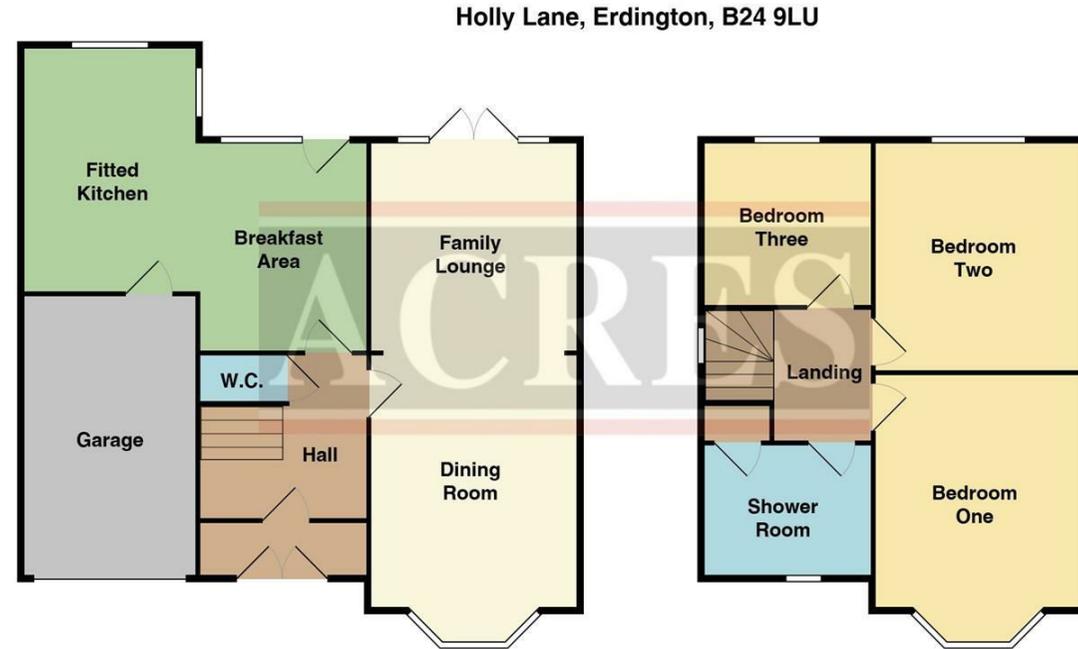


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

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 purpose, or within the 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. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.