ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, extended semi detached
- Well-appointed shower room
- Spacious lounge
- Extended rear family room & space for dining
- Fitted kitchen
- Guest cloakroom/WC
- Delightful, low-maintenance rear garden
- Block paved multivehicle drive to fore
- Excellent position close to amenities
- Well-regarded schooling nearby

HOLLY LANE, ERDINGTON, B24 9LH - OFFERS AROUND £270,000

Positioned along the well-connected Holly Lane, this three-bedroomed, semi-detached, freehold home presents an attractive opportunity for buyers seeking generous living space enhanced by a tasteful rear extension. The road stretches between Tyburn Road and Wylde Green, offering easy access to a wide selection of everyday amenities, retail facilities and essential services. Well-regarded schools and frequent bus routes further contribute to the property's appeal, creating a location suited to families, commuters and first-time movers alike. Inside, the home benefits from gas central heating and PVC double glazing (both where specified). A porch leads into a welcoming entrance hall, which in turn introduces a charming front lounge ideal for relaxed family time. To the rear, an impressive extended family room provides ample space for dining and entertaining, complemented by a well-appointed fitted kitchen. An understairs guest cloakroom/WC adds convenience to the ground floor layout. The first floor hosts three well-proportioned bedrooms, all served by a modern family shower room. Externally, a smart block-paved driveway offers off-road parking to the front. The rear garden has been designed with ease of maintenance in mind, featuring a paved patio perfect for outdoor dining, along with a neatly-kept lawn offering further space to enjoy. With its extended accommodation, excellent position and ready-to-move-into feel, this home warrants early internal inspection to appreciate everything it offers. EPC Rating D.

Set back from the road behind a block paved drive, access is gained into the accommodation via a PVC double glazed door with windows to side into:

PORCH: Space is provided for cloaks storage, an obscure glazed window with central door opens to:

ENTRANCE HALL: Doors open to family lounge and a guest cloakroom / WC, bi-folding obscure glazed door opens to kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE: 13'03 (into bay) x 11'03 max / 11'02 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, door opens back to entrance hall.

FITTED BREAKFAST KITCHEN: 17'00 x 7'05: PVC double glazed window to rear, having obscure glazed door opening to side, matching wall and base units with recesses for washing machine, dryer and fridge / freezer, integrated double oven, edged work surface with four ring gas hob having extractor canopy over, sink drainer unit, tiled splashbacks, a bi-folding obscure glazed door opens back to entrance hall, access is also provided into:

REAR FAMILY ROOM / DINING ROOM: 20'09 x 10'03: PVC double glazed sliding patio doors open to rear garden, space for dining table and chairs as well as complete lounge suite, radiator, ornamental fireplace, access is given back to kitchen.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: An obscure glazed window overlooks side, doors open to three bedrooms and a family shower room.

BEDROOM ONE: 11'03 x 10'04: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 14'00 x 8'11: PVC double glazed window to rear, fitted wardrobes with overhead storage, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'10 x 6'11: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure windows to rear and to side, suite comprising step-in shower cubicle with glazed splash screen door, vanity wash hand basin and low level WC, panelled splashbacks, ladder style radiator, door back to landing.

REAR GARDEN: A paved patio advance from the accommodation and leads to lawn, timber fencing lines and privatises the property's border, a rear paved patio offers space for storage shed and further patio furniture.

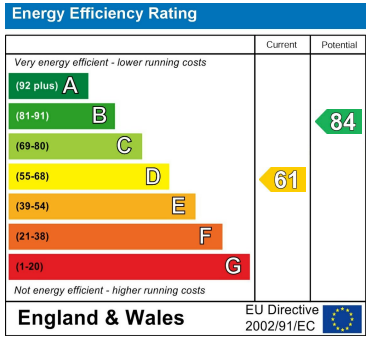
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

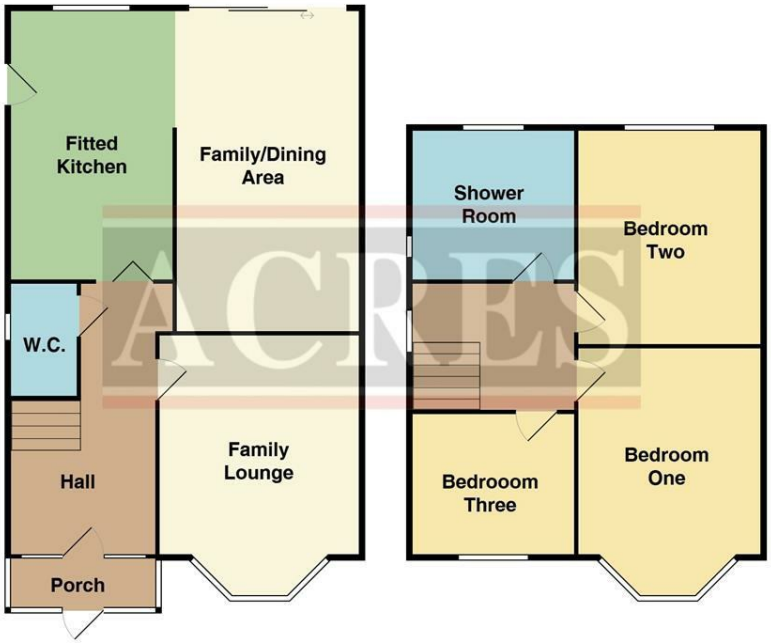
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888



Holly Lane, Erdington, B24 9LH



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.