



- Three bed roomed semi detached family home
- Spacious bedrooms and family bathroom
- Stylish kitchen with breakfast bar
- Extended lounge-diner with bi-folding doors
- Low maintenance garden with patio
- Block paved driveway
- Solar panels for energy efficiency
- Short walk to Pype Hayes park
- Close to schools, shops and local amenities
- Excellent commuter links



PYPE HAYES ROAD, ERDINGTON, B24 0LP - OFFERS IN THE REGION OF £300,000

This attractive and well-presented three-bedroom semi-detached family home is ideally located within a popular and established modern development in Pype Hayes, just a short stroll from the stunning Pype Hayes Park, with over 100 acres of green space and leisure opportunities. The property boasts proximity to a variety of local shops, amenities, and highly regarded schools, and excellent transport links for commuters with easy access to motorways and public transport routes. Further benefits include PVC double glazing and gas central heating (both where specified) plus solar panels providing renewable energy. Set behind a smart block-paved driveway, the property welcomes you into a bright entrance hall with a convenient guest WC. The ground floor boasts a stylish open-plan lounge/diner, thoughtfully extended and featuring bi-folding doors that flood the space with natural light and lead seamlessly to the private rear garden. A modern kitchen with breakfast bar offers both practicality and a sociable layout ideal for everyday family life or entertaining. Upstairs, you'll find three generously sized bedrooms, all serviced by a contemporary family bathroom. The low-maintenance rear garden includes a paved patio area, perfect for relaxing outdoors. Internal early inspection of this ideal family home in a sought-after location is strongly advised. EPC Rating C.

Set back from the road behind a block paved driveway, access is gained into the accommodation via a PVC double glazed door into:

ENTRANCE HALL:

Doors open kitchen, lounge /diner, guest cloakroom / WC and storage cupboard, radiator, stairs to first floor.

KITCHEN: 11'01 x 10'07:

PVC double glazed window to fore, matching wall and base units with recess and plumbing for dishwasher and washing machine, recesses for fridge / freezer, integrated oven and four ring gas hob and extractor over, edged work surface, sink drainer unit, space for bar stools to breakfast island, radiator, door back to hallway.

GUEST CLOAKROOM / WC:

Suite comprising low level WC and wash hand basin, radiator, door to hallway.

LOUNGE / DINER: 24'04 x 15'10:

PVC double glazed bi-folding doors open to rear garden, two skylight windows, electric fire set upon a hearth with wooden surround and mantel over, space for complete lounge suite and dining table and chairs, storage cupboard, traditional column-style vertical radiator, door to hallway.

STAIRS & LANDING TO FIRST FLOOR:

Doors open to three well-proportioned bedrooms, family bathroom and storage cupboard, radiator.

BEDROOM ONE: 15'07 x 10'00:

PVC double glazed windows to rear, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 12'07 (to wardrobe front) x 9'01:

PVC double glazed window to fore, sliding fitted wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM THREE: 14'06 x 6'03:

PVC double glazed window to fore, space for bed and complimenting suite, radiator, access to loft space, door back to landing.

FAMILY BATHROOM:

Suite comprising bath with electric shower over and glazed splash screen to side, pedestal wash hand basin and low level WC, radiator, tiled splashbacks, door back to landing.

REAR GARDEN:

Paved patio area advances from the accommodation and leads to a well-maintained lawn offering the perfect space for both relaxation and entertaining. Mature shrubs and planting to the borders provide both privacy and a pleasant outlook and a touch of greenery, creating a peaceful and inviting outdoor environment, with access being given back into the accommodation via bi-folding doors to lounge / diner.

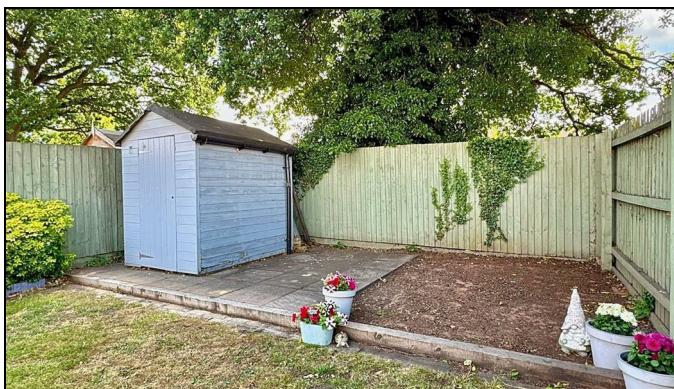
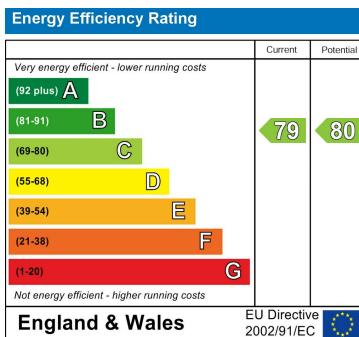


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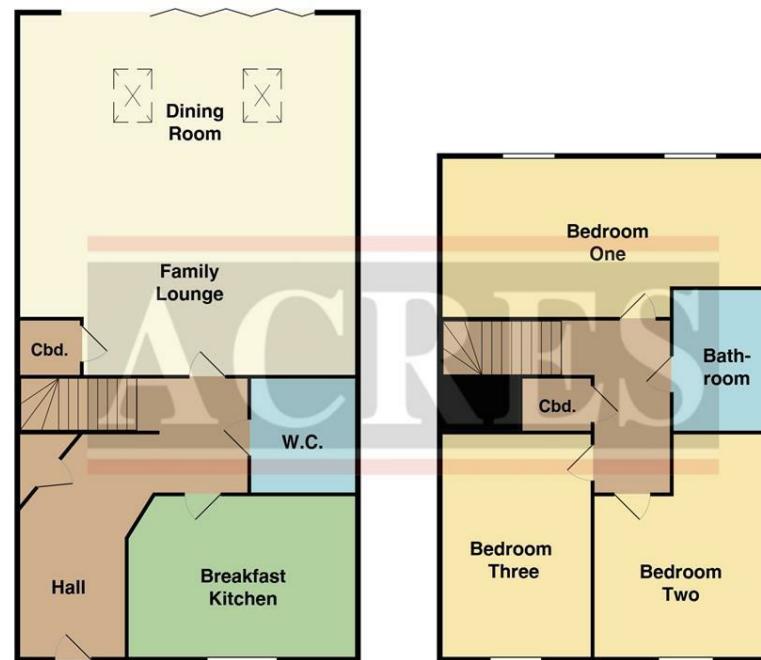
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX : C

VIEWING: Highly recommended via Acres on 0121 313 2888



Pype Hayes Road, B24 0LP



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 their purpose, or within 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.