

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Modern Method Of Auction
- Two bedroomed, semi detached home
- Well-appointed bathroom
- Spacious lounge with bay window
- Open fitted breakfast kitchen
- Extended dining room
- Rear conservatory
- Driveway to fore
- Mature rear garden with WC
- No onward chain



**WESTERN ROAD, ERDINGTON, B24 9BL - GUIDE PRICE £175,000**

This traditional, two-bedroomed semi-detached freehold home in Erdington offers excellent potential for modernisation, further extension and possible redevelopment (subject to the necessary planning permissions). Offered to the market with no onward chain, the property represents a fantastic opportunity for buyers seeking to create a home tailored to their own taste and requirements. Conveniently positioned within walking distance of a range of amenities in Erdington, the property benefits from easy access to local shops, services and daily essentials. Educational facilities for all ages are available nearby, while readily-available bus services from Kingsbury Road provide straightforward commuting to neighbouring towns, Birmingham city centre and surrounding areas. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises a porch leading into a welcoming entrance hall. A spacious family lounge sits to the fore and features a traditional bay window, allowing for excellent natural light. To the rear, an open fitted breakfast kitchen provides ample space for everyday dining and leads through to an extended rear dining room, offering further flexibility for family living or entertaining. A conservatory completes the ground floor and overlooks the garden. To the first floor are two generous double bedrooms, both offering comfortable proportions, while a family bathroom completes the internal accommodation. Externally, the home is approached via a paved driveway providing off-road parking. The rear garden offers paved areas and established shrubs, creating a pleasant outdoor space with further potential for landscaping. Access is also provided down the side of the property to an external WC. Offering excellent scope and a convenient location, internal inspection is highly recommended to fully appreciate the opportunity available. EPC Rating D.

Set back from the road behind a stoned drive with path to side, access is gained into the accommodation via a glazed timber door with windows to side into:

**PORCH:** An obscure glazed timber door opens to entrance hall, radiator, stairs off to first floor, door to:

**LOUNGE:** 16'07 (into bay) x 13'11 max / 13'10 min: PVC double glazed bay window to fore, space for complete lounge suite, hearth having tiled surround and timber mantel over, radiator, door back to entrance hall, to under-stairs storage and access is provided to:

**FITTED KITCHEN:** 17'02 x 9'09: PVC single glazed windows overlook rear dining, matching wall and base units with recesses for cooker, washing machine and fridge, edged work surface with stainless steel sink and double drainer, radiator, access to lounge and to:

**REAR DINING ROOM:** 13'07 x 10'07: PVC double glazed obscure door and clear glazed windows to conservatory, further PVC double glazed windows to side, space for complete dining set with chairs, access back to kitchen.

**CONSERVATORY:** 13'11 x 7'05: PVC double glazed windows and patio doors open to rear and to side, a PVC double glazed obscure door opens back to dining room.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to two bedrooms and a family bathroom.

**BEDROOM ONE:** 17'02 max x 13'10 / 10'11 min: PVC double glazed windows to fore, space for double bed and complementing suite, radiator, doors open to built-in wardrobe area and door back to landing.

**BEDROOM TWO:** 12'07 x 9'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, door to airing cupboard, radiator, door back to landing.

**REAR GARDEN:** A paved patio advances from the accommodation and provides access to a side timber gate leading to fore, a further timber gate / door opens to a WC, shrubs and bushes line and privatise the property's border, with access being given back into the home via PVC double glazed patio doors to conservatory.

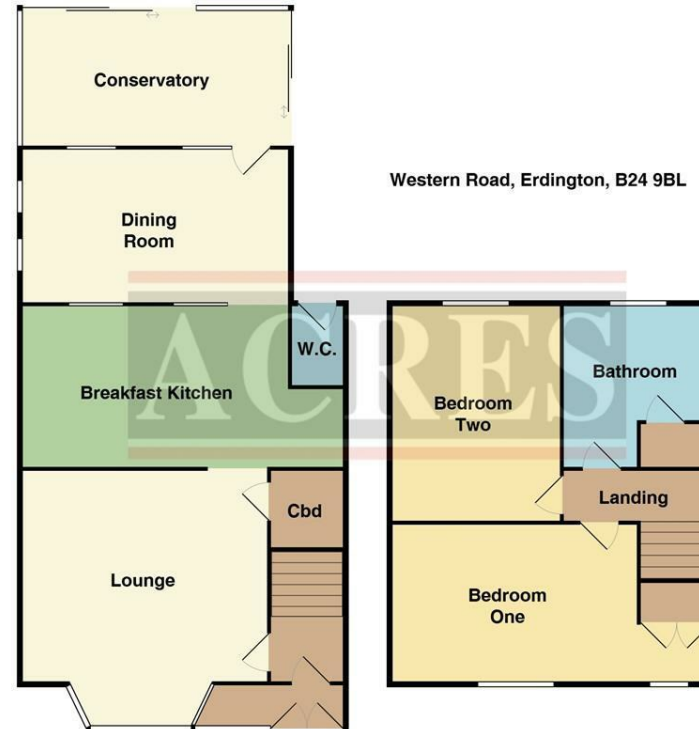
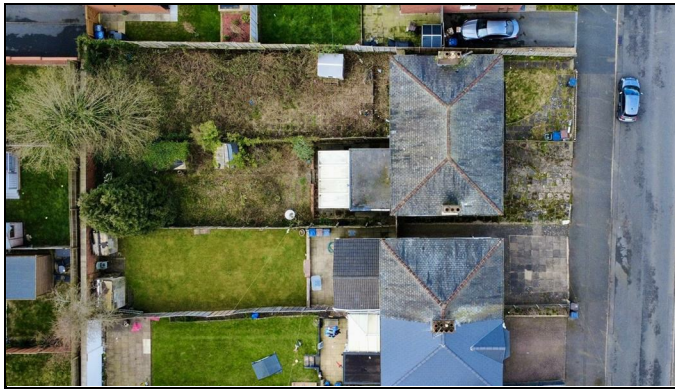


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

**VIEWING:** Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		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.