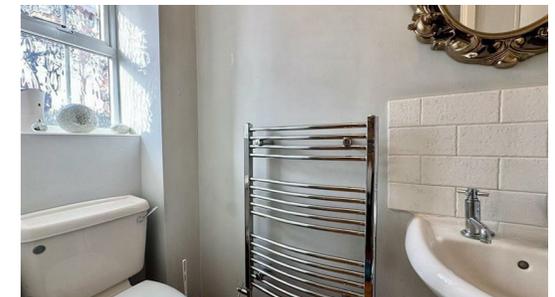


# ACRES

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



- Spacious four-bedroom semi-detached family home
- Versatile ground floor bedroom, ideal for guests, home office, or multigenerational living
- Convenient downstairs WC
- Well-proportioned living accommodation throughout
- Excellent position within easy reach of local shops, schools and amenities
- Low-maintenance rear garden, perfect for busy households
- Private driveway providing parking for multiple vehicles
- Ideal family home with flexible living space
- Popular residential location
- Great access to local transport links and everyday conveniences



***PYPE HAYES ROAD, ERDINGTON, B24 0LU - ASKING PRICE £350,000***

This spacious and well-positioned four-bedroom semi-detached home offers versatile accommodation, making it an ideal purchase for growing families or those seeking flexible living space. The property is conveniently located close to a range of local amenities, well-regarded schools and everyday conveniences, making it perfectly suited to family living. Benefitting from the provision of PVC double glazing and gas central heating (both where specified), the ground floor features a bright and comfortable living area, along with the added benefit of a convenient downstairs WC. A particularly useful ground floor bedroom provides excellent versatility and could easily be utilised as a guest room, home office, playroom or additional reception space depending on a buyer's requirements. Upstairs, the property offers three further well-proportioned bedrooms and a family bathroom, providing ample space for family living. Externally, the home benefits from a low-maintenance rear garden, perfect for those looking for an easy-to-manage outdoor space ideal for relaxing or entertaining. To the front, a generous driveway provides off-road parking for multiple vehicles. Occupying an excellent position within easy reach of local shops, schools and other amenities, this property combines space, practicality and convenience, making it a fantastic family home. Early viewing is highly recommended. EPC Rating TBC.

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

**ENTRANCE HALL:** Doors open to WC, storage, kitchen and lounge, radiator, stairs off to first floor.

**KITCHEN:** 9'05 x 7'08: PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer, washing machine and dryer, integrated oven, edged work surface with sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, door back to entrance hall.

**FAMILY LOUNGE:** 16'10 x 14'11: PVC double glazed windows and patio doors open to rear, space for complete lounge suite, radiator, door back to entrance hall and door to:

**BEDROOM / FAMILY ROOM CONVERSION:** 16'05 x 8'01: PVC double glazed obscure door to rear having PVC double glazed windows to fore, space for double bed and complementing suite or complete family lounge set, radiator, door back to lounge.

**GUEST CLOAKROOM / WC:** PVC double glazed obscure window to fore, suite comprising pedestal wash hand basin and low level WC, ladder style radiator, tiled splashback, door back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** Doors open to three bedrooms, shower room and airing cupboard.

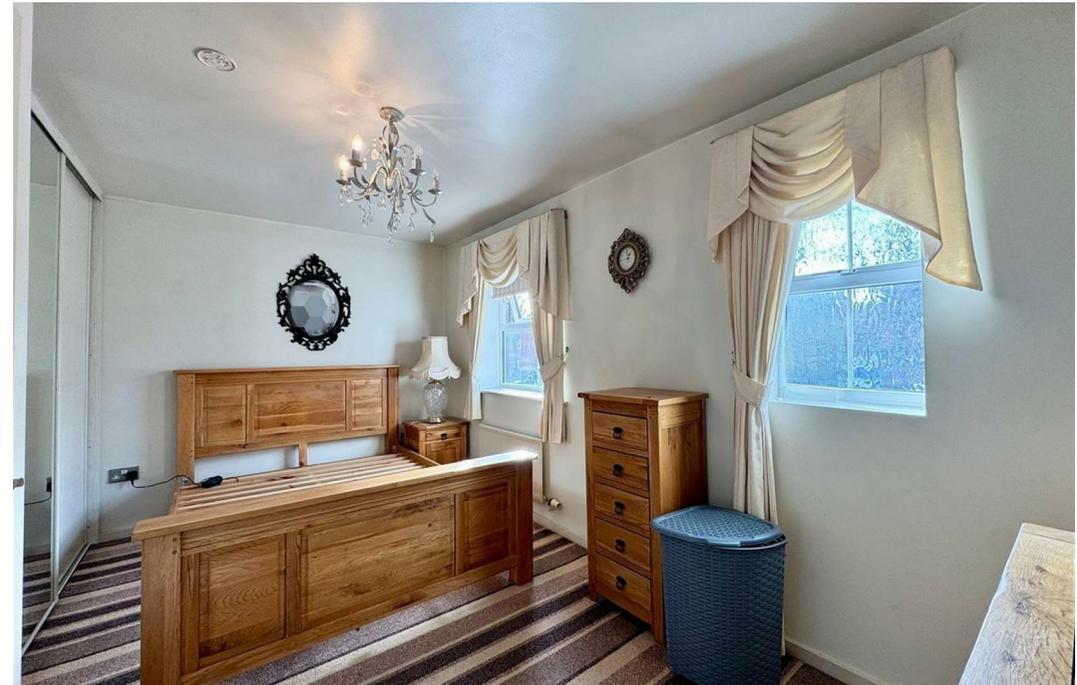
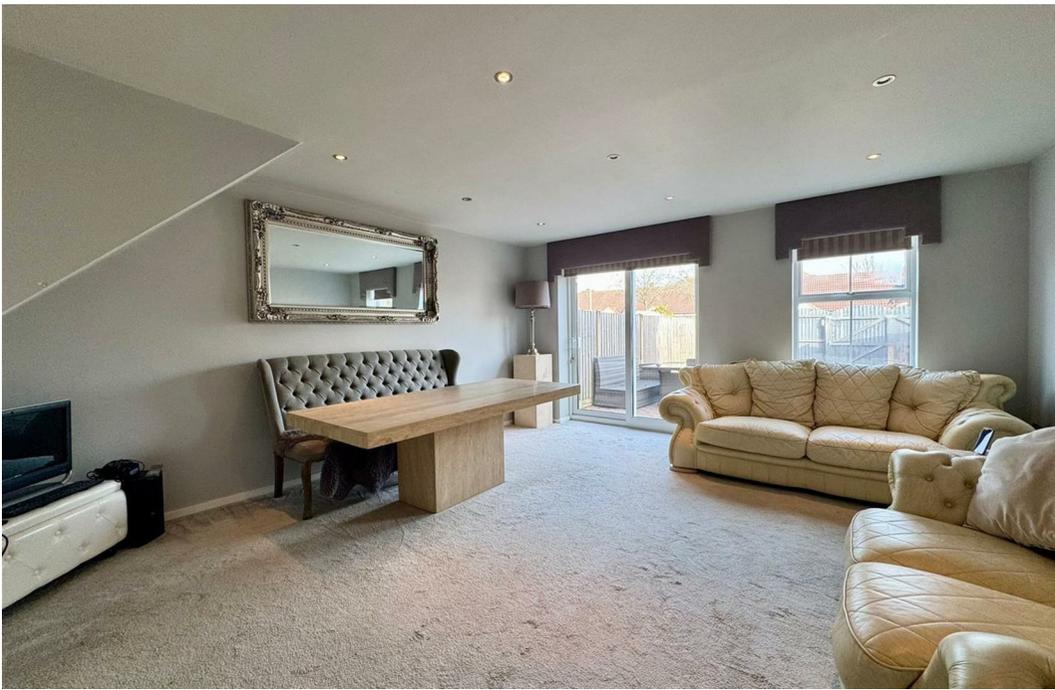
**BEDROOM ONE:** 15'00 x 8'06: PVC double glazed windows to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 11'01 x 8'05: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 8'09 x 7'11: PVC double glazed window to rear, space for bed and complementing suite, radiator, door back to landing.

**FAMILY SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising shower with splash screen doors, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** Block paving advances from the accommodation and leads to timber fencing, lining the property's perimeters with a 50/50 split gate giving access to rear.



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

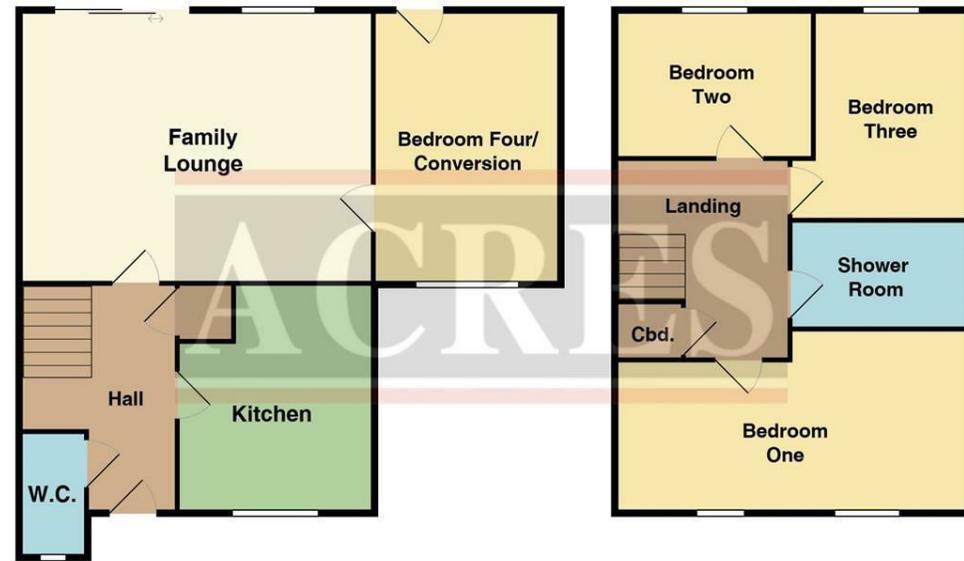
**COUNCIL TAX BAND:** C    **COUNCIL:** Birmingham City Council

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

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



Pype Hayes Road, B24 0LU



**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.