

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- VAST MODERNISATION OPPORTUNITY
- Three bedrooms
- Bathroom
- Through Lounge & Diner
- Extended Breakfast Kitchen
- Porch & Entrance Hall
- Off-Road Parking To Fore
- Paved Rear Garden
- No Onward Chain
- Close To Amenities



***ALLEYNE ROAD, ERDINGTON, B24 8EN - ASKING PRICE £175,000***

This freehold, three-bedroomed, semi-detached residence in the heart of Erdington presents a rare and exciting opportunity for modernisation and redevelopment. Perfectly positioned within walking distance of a variety of shopping amenities, the property also boasts superb transport connections, including easy access to major motorways, regular bus services, and the Cross City rail line – ensuring convenient commuting in all directions. Benefitting from gas central heating (where specified), the internal accommodation briefly comprises: porch, welcoming entrance hall, spacious through lounge and dining area, extended kitchen with breakfast space, three well-proportioned bedrooms, and a family bathroom. Externally, the property features off-road parking to the front. The rear garden is predominantly laid to paving for ease of maintenance, enclosed by timber fencing for privacy. With its generous proportions, desirable location, and immense scope for improvement, this home is a superb canvas for buyers seeking to create something truly special. Internal viewing is highly recommended to appreciate the scale of opportunity on offer. EPC E.

Set back from the road behind a paved drive with path to side and metal gates, access is gained into the accommodation via a glazed door with windows to side into:

#### **PORCH:**

An internal obscure glazed door with window to side opens to:

#### **ENTRANCE HALL:**

Double doors to lounge through dining room and door to extended kitchen, radiator, stairs off to first floor.

#### **FAMILY LOUNGE THROUGH DINING AREA: 25'04 x 11'02:**

Glazed bow window to fore and patio doors open to rear, radiators, glazed double doors back to entrance hall.

#### **KITCHEN: 21'07 x 6'05:**

Glazed windows and doors to rear garden, wall and base units with recesses for washing machine and cooker, radiator, door back to entrance hall.

#### **STAIRS & LANDING TO FIRST FLOOR:**

Glazed obscure window to side, doors open to three bedrooms, bathroom and storage cupboard.

#### **BEDROOM ONE: 14'03 x 11'03:**

Glazed windows to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door back to landing.

#### **BEDROOM TWO: 11'04 (into door recess) x 10'09 max / 8'09 min:**

Glazed windows to fore, space for double bed and complementing suite, radiator, door back to landing.

#### **BEDROOM THREE: 8'11 x 7'05:**

Glazed window to fore, radiator, door back to landing.

#### **BATHROOM:**

Glazed obscure window to rear, suite comprising bath, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to landing.

#### **REAR GARDEN:**

A paved patio advances from the accommodation, timber fencing lines and privatises the property's perimeter.

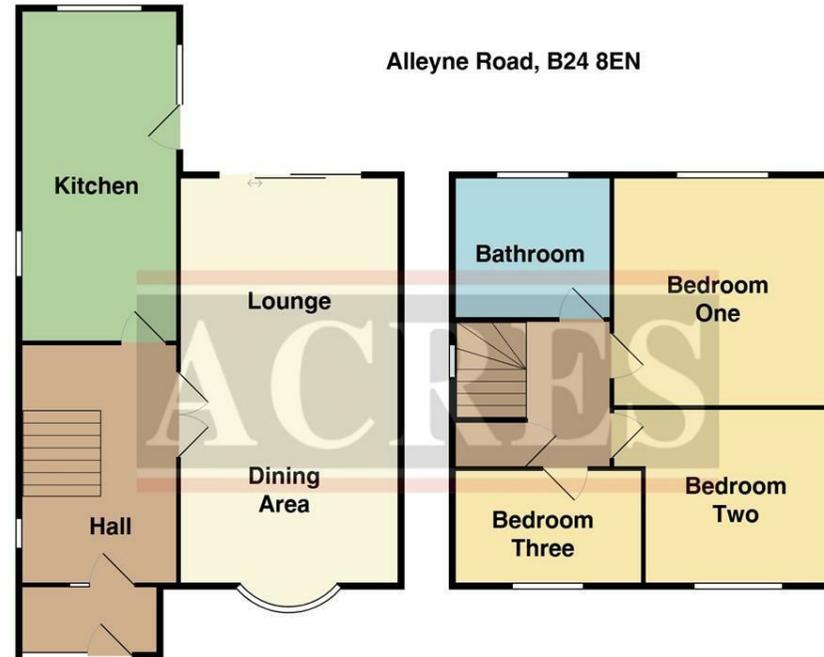


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** B

**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		78
(55-68) D		
(39-54) E	44	
(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.