

ACRES

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- HUGE three bedroomed, end of terrace home
- Well-appointed family bathroom
- Spacious lounge
- Impressive rear dining room
- Renewed fitted kitchen
- Boot room & utility
- Downstairs shower room
- Paved drive to fore
- Paved rear garden with garage/car port
- No onward chain



ORCHARD ROAD, ERDINGTON, B24 9JF - PRICE GUIDE £255,000

This hugely deceptive, three-bedroomed, freehold end of terraced family home in Erdington offers surprisingly generous internal proportions, providing excellent space for growing families or those seeking a property with scope for personalisation and redevelopment, as well as the added benefit of no onward chain. Conveniently positioned close to a wide range of local amenities in both Erdington and Wylde Green, the property also benefits from readily-available bus services and the Cross City rail line within a short walk, ensuring easy commuting to surrounding towns and Birmingham city centre. The home offers impressive potential for improvement and enhancement, whilst already benefitting from gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises a porch and deep entrance hall, a substantial family lounge, a rear dining room, an updated fitted kitchen, a generous boot room, a utility area and a ground floor shower room. To the first floor are three well-proportioned bedrooms, with the principal bedroom being particularly spacious and offering potential to be divided into two rooms or utilised as a true master suite with a walk-in wardrobe area. A family bathroom completes the internal layout. Externally, a block paved driveway provides off-road parking to the front, while the rear garden features paved areas leading to a garage/car port style structure with an up-and-over garage door, offering further parking or storage options. To fully appreciate the space, versatility and potential this property offers, an internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a paved drive with gravel, access is gained into the accommodation via a renewed PVC double glazed obscure door into:

PORCH: A PVC double glazed obscure door opens to:

ENTRANCE HALL: Doors to lounge and dining room, radiator, stairs off to first floor.

FAMILY LOUNGE: 17'01 x 12'03: PVC double glazed leaded bow window to fore, gas fire set upon a granite hearth having matching surround and period mantel over, space for complete lounge suite, radiator, door back to entrance hall.

DINING ROOM: 16'07 x 13'01: PVC double glazed window to rear, gas fire set upon a tiled hearth with matching surround, radiator, space for dining table and chairs, door back to entrance hall and door to:

FITTED KITCHEN: 12'08 x 8'00: PVC double glazed window to rear, matching wall and base units with integrated dishwasher and double oven, edged granite work surface with four ring electric hob having extractor canopy over, double sink drainer unit, panelled splashbacks, tiled flooring, door to dining room, understairs storage and to:

BOOT ROOM: 8'00 x 5'11: PVC double glazed window to rear, having door opening to garden, space for fridge / freezer, tiled flooring, door back to kitchen and door to:

UTILITY: 5'10 x 5'02: Obscure glazed window to rear, base unit with sink drainer unit over, space to side for washing machine, radiator, door back to boot room and door to:

SHOWER ROOM: Obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen doors, corner wash hand basin and low level WC, radiator, tiled splashbacks and flooring, door back to utility.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 21'06 x 12'04: PVC double glazed leaded window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 13'01 x 12'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'02 x 8'04: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising P-shaped bath with curved splash screen door, vanity wash hand basin and low level WC, panelled splashbacks, ladder-style radiator, door back to landing.

REAR GARDEN: Paving advances from the accommodation and leads to a rear garage / car port style area, access is gained back into the accommodation via a PVC double glazed obscure door to boot room.

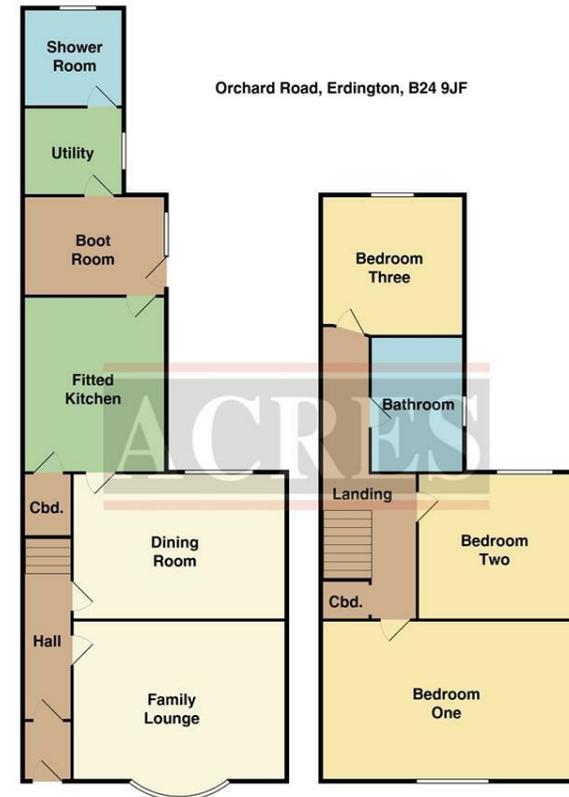


TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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.