

# ACRES

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- Extended three bedroomed semi-detached
- Well-appointed family bathroom
- Delightful family lounge
- Rear dining room with French doors
- Extended fitted breakfast kitchen
- Under-stairs pantry come utility point
- Multi vehicle drive with security posts
- Low-maintenance rear garden
- Excellent position close to amenities
- Opportunity for personalisation



***EWELL ROAD, ERDINGTON, B24 9EA - PRICE GUIDE £300,000***



Set on the ever-convenient Ewell Road in Erdington, just a couple of roads from Holly Lane, this impressive three bedroomed, semi-detached, freehold family home boasts extended internal proportions, stylish décor and excellent scope for personal customisation. Ideally positioned within walking distance of a wide variety of everyday amenities, the property also benefits from readily-available bus services providing ease of access to surrounding town and city centre locations including Walmley, Wylde Green and Sutton Coldfield. Well-regarded schooling and a selection of public parks are conveniently located nearby, making this an ideal setting for growing families. Benefitting from gas central heating and PVC double glazing (both where specified), the thoughtfully extended accommodation briefly comprises: an enclosed porch opening into a welcoming entrance hall, a delightful family lounge flowing directly into a dining room — creating a superb sociable space for everyday living and entertaining alike. To the rear, an extended fitted kitchen offers an abundance of storage and workspace, complemented by an under-stairs pantry with space and plumbing suitable for a washing machine and dryer. To the first floor, three well-proportioned bedrooms provide comfortable accommodation, each offering flexibility for family life, guest space or home working. A sizeable family bathroom completes the internal layout. Externally, a block-paved multi-vehicle driveway leads to the home and benefits from inset security bollards, while to the rear, paved areas continue from the property and lead onto a neatly maintained lawn — offering excellent potential for outdoor dining, play or further landscaping enhancements. Offering generous proportions, stylish presentation and exciting potential to tailor to individual taste, this superb family home must be viewed internally to be fully appreciated. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive with security posts set within, access is gained into the accommodation via a PVC double glazed porch door with window to side into:

**PORCH:** Obscure glazed windows to side, a central timber glazed door opens to:

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

**FAMILY LOUNGE:** 14'11 (into bay) x 11'07 max / 11'02 min: PVC double glazed bay window to fore, space for complete lounge suite, gas coal-effect fire set upon a granite hearth having metal surround and mantel over, door to entrance hall and access is provided to:

**DINING ROOM:** 11'10 x 10'08: PVC double glazed French doors with windows to side open to rear garden, space for dining table and chairs, radiator, bi-folding door opens to kitchen, with access being given back to lounge.

**FITTED KITCHEN:** 20'01 x 6'03: PVC double glazed window to rear, having glazed door open to garden, matching wall and base units with recesses for Rangemaster-style Aga, free-standing fridge / freezer and wine fridge, roll edged work surface with Belfast sink, matching upstands with extractor canopy over, tiled flooring, radiator, bi-folding door back to dining room and door to entrance hall, further door opens to:

**PANTRY / UTILITY:** Obscure window to side, space is provided for washing machine and dryer.

**STAIRS & LANDING TO FIRST FLOOR:** PVC double glazed obscure window to side, doors open to three bedrooms and a family bathroom.

**BEDROOM ONE:** 14'09 (into bay) x 11'02 max / 9'04 min: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM TWO:** 11'11 x 9'04: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

**BEDROOM THREE:** 7'03 x 6'08: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

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

**REAR GARDEN:** Patio advances from the accommodation and leads to lawn, access is given back into the accommodation via PVC double glazed doors to dining room and to kitchen.





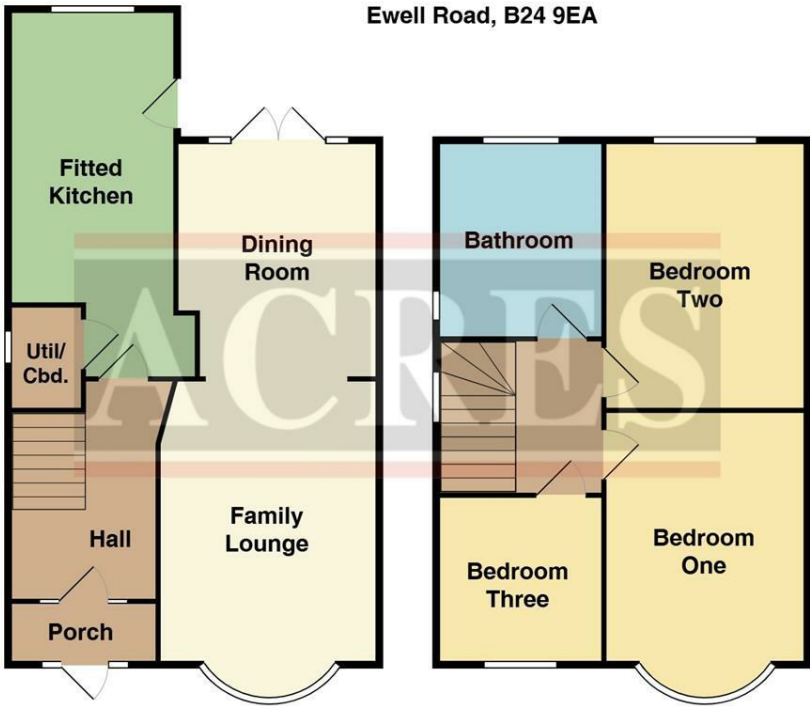


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <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 |         |           |
| 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.