

# ACRES

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



- Three bedroomed, semi detached & extended home
- First floor shower room
- Spacious dining room into rear lounge
- Impressive kitchen with utility
- Rear conservatory
- Fully comprehensive bathroom
- Multivehicle drive to fore
- Paved & lawned rear garden
- Excellent position close to amenities
- Fantastic opportunity



**HOLLY LANE, ERDINGTON, B24 9NR - OFFERS AROUND £249,000**

Occupying a desirable residential position, this three-bedroomed, semi-detached freehold family home has been delightfully maintained and tastefully extended, offering impressive, ready-to-move-in accommodation. Thoughtfully enhanced to suit modern family living, the home provides a comfortable and versatile layout with a warm, inviting feel throughout. Located within walking distance to a wide range of daily shopping amenities and facilities, the property is perfectly placed for convenience. For more extensive shopping, dining, and leisure options, Sutton Coldfield, Wylde Green, and Birmingham are all easily accessible by car. Commuters are exceptionally well-served with readily-available bus routes and access to the Cross City rail line, ensuring smooth travel across the region. Internally, the home benefits from gas central heating and PVC double glazing (both where specified), and comprises a welcoming porch, an entrance hall, a formal dining room opening into a spacious rear lounge, and a fitted kitchen. Further enhancing the ground floor is a bright conservatory, a practical utility room, and a fully equipped downstairs bathroom—a rare and valuable feature for added flexibility. Upstairs, the first floor presents three well-proportioned bedrooms, with the second bedroom offering access to a loft space, ideal for additional storage or potential future conversion (subject to planning). A modern shower room completes the upper-level accommodation. Externally, a multi-vehicle driveway leads to the home, while the rear garden features a blend of paved patio areas and lawn, bordered by established planting and highlighted by a charming garden pond, creating a tranquil outdoor setting. This is a wonderful opportunity to acquire a spacious, extended home in excellent condition, ideal for families or buyers seeking both comfort and convenience. Internal inspection is highly recommended to fully appreciate the quality and flexibility this home has to offer. EPC D.

Set back from the road behind a block paved drive with mature shrubs to the side, a PVC double glazed leaded door with windows to the side opens into:

**PORCH:**

An internal obscure glazed door with windows to the side opens into:

**ENTRANCE HALL:**

Doors radiate to understairs storage and to a dining room, stairs rise to the first floor, radiator.

**DINING ROOM: 12'7" x 10'3":**

PVC double glazed leaded windows to fore, space for dining table and chairs, radiator, door back to entrance hall and access is provided to lounge.

**FAMILY LOUNGE: 15'6" x 11'7":**

PVC double glazed leaded window to side, space for complete lounge suite, access to the dining room and kitchen, door radiates to utility.

**FITTED KITCHEN: 8'9" x 7'2":**

Matching wall and base units with integrated oven, roll edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob with extractor canopy over, tiled splashbacks, PVC double glazed doors open to rear conservatory and access is also provided to family lounge.

**REAR CONSERVATORY: 9'10" x 7'9":**

PVC double glazed windows and French doors open to rear garden, access is provided back to kitchen.

**UTILITY: 7'11" x 4'8":**

Space is provided for washing machine, dryer and fridge with edged work surfaces over, doors open back to family lounge and to:

**FAMILY BATHROOM:**

PVC double glazed leaded obscure window to rear, suite comprising bath, step-in shower, low level WC and pedestal wash hand basin, panelled splashbacks and tiled flooring, door back to utility.

**STAIRS & LANDING TO FIRST FLOOR:**

PVC double glazed leaded window to side, doors open to three bedrooms and a shower room.

**BEDROOM ONE: 16'3" x 9'11":**

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

**BEDROOM TWO: 11'8" x 8'10":**

PVC double glazed leaded window to rear, space for double bed and complementing suite, radiator, door back to landing and stairs to:

**LOFT SPACE: 14'0 x 9'0:**

Skylights open to rear

**BEDROOM THREE: 9'9" x 7'2":**

PVC double glazed leaded window to rear, space for bed and complementing suite, radiator, door back to landing.

**SHOWER ROOM:**

Suite comprising low-level WC and step in shower cubicle, radiator, panelled splashbacks.

**REAR GARDEN:**

A paved patio advances from the accommodation and leads to lawn, mature well-tended shrubs to perimeter privatise the property's border with access being given back into the home via PVC double glazed doors to conservatory.



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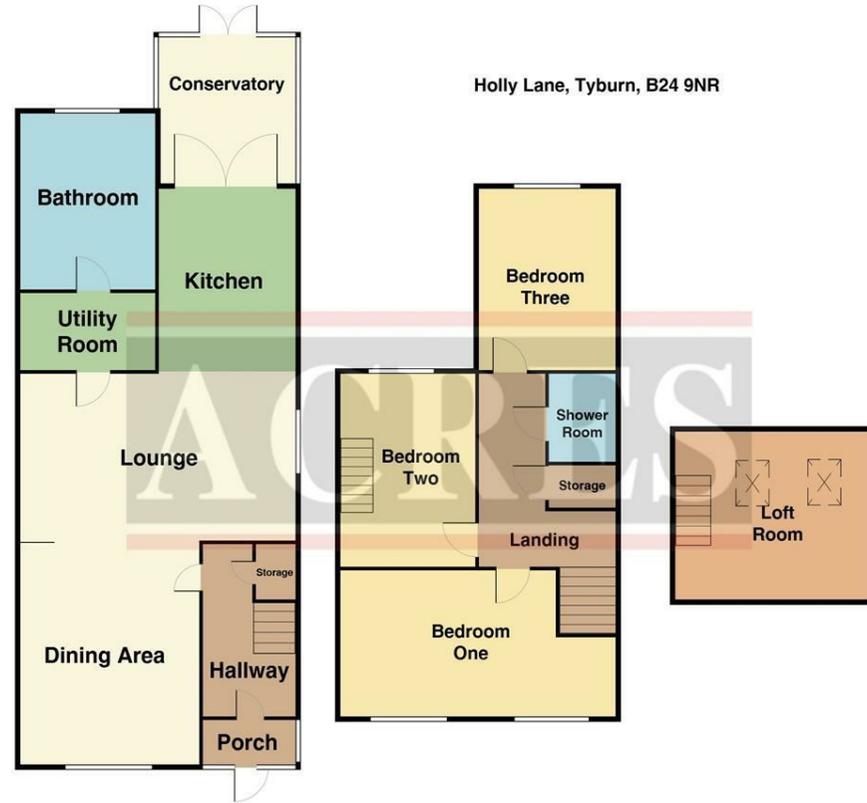


**TENURE:** We have been informed by the vendor that the property is Freehold  
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	68	
(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	



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.