

# ACRES

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- Three bedroomed, mid-terraced family home
- Well-appointed shower room
- Large family lounge through dining room
- Extended, fitted breakfast kitchen
- Block paved fore garden
- Sizeable rear garden with off-road track
- Rear utility & guest WC
- Excellent position close to amenities
- Well-regarded schooling nearby
- Vast commuter links



***BRACEBRIDGE ROAD, ERDINGTON, B24 8JQ - OFFERS AROUND £215,000***

Deceptive from its exterior, this impressive three-bedroom mid-terraced home offers vast internal proportions, making it an ideal choice for families seeking generous living space. Thoughtfully modernised, the property benefits from a block-paved fore garden and a low-maintenance paved rear garden, which also provides off-road parking, secured by metal gates. Positioned within walking distance of well-regarded schools, this home is perfect for families. Commuters will appreciate the excellent transport links nearby, with readily-available bus services on the main road and easy access to the Cross City rail line at Gravelly Hill, ensuring seamless connectivity to surrounding towns and city centre destinations. Further benefits include PVC double glazing and gas central heating (where specified), enhancing comfort and energy efficiency. With its blend of space, modernisation, and superb location, this home presents an excellent opportunity for buyers looking for convenience and practicality in a thriving residential area. Internal rooms currently briefly comprise: large entrance hall, family lounge with bay window to fore through to a rear dining room, an extended fitted breakfast kitchen with space for dining, completes the ground floor accommodation. To the first floor are three well-proportioned bedrooms, the second having fitted sliding wardrobes, all rooms are serviced by a family shower room. Externally, block paving leads into the home, to the rear, paving again progresses from the home and to a rear, off-road track, a PVC double glazed and obscured door opens to a utility/WC having washing facilities within. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a block paved fore garden, access is provided into the property via an obscure glazed door with windows to side and over into:

**ENTRANCE HALL:**

Doors open to family lounge through rear dining room, under stairs storage and an extended fitted breakfast kitchen with breakfast space, radiator, stairs off to first floor.

**FAMILY LOUNGE: 14'08 x 12'07:**

PVC double glazed bay window to fore, radiator, electric fire set upon a granite-style hearth having matching surround and period mantel over, space for complete lounge suite, access is provided into:

**REAR DINING AREA: 13'03 x 10'01:**

PVC double glazed windows to rear, radiator, space for complete dining table and chairs, access is provided back into lounge.

**EXTENDED FAMILY KITCHEN THROUGH BREAKFAST SPACE: 22'06 x 9'10 max / 8'11 min:**

PVC double glazed windows and door open to rear garden, matching wall and base units with recesses for free-standing cooker and fridge / freezer, roll edged work surfaces with stainless steel sink drainer unit, tiled splashbacks, radiator, space for breakfast table, door opens back to entrance hall.

**STAIRS & LANDING:**

Doors open to three bedrooms and a glazed door to family bathroom, radiator.

**BEDROOM ONE: 12'02 x 11'06:**

PVC double glazed window to fore, space for double bed and complimenting bedroom suite, radiator, door back to landing.

**BEDROOM TWO: 13'04 x 9'06:**

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

**BEDROOM THREE: 8'01 x 7'08:**

PVC double glazed triangular bow window to fore, radiator, door back to landing.

**FAMILY BATHROOM:**

PVC double glazed obscure window to rear, suite comprising corner shower cubicle with sliding splash screen door to fore, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:**

Paving is provided directly out from the property and leads to rear metal gates, timber fencing lines the property's border with access being given into a separate:

**WC / UTILITY:**

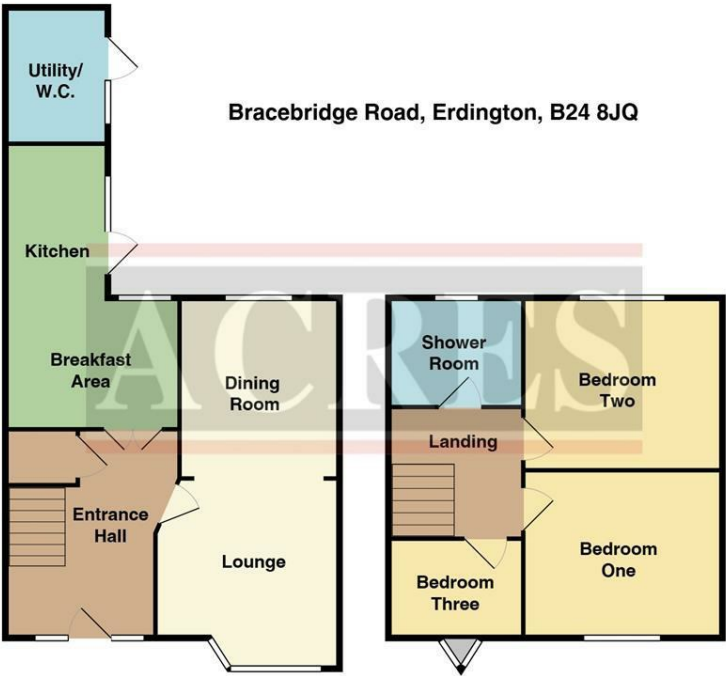
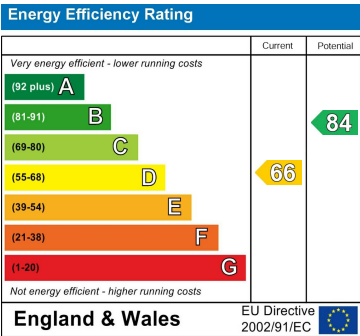
Comprising low level WC and space for washing machine, PVC double glazed obscure door and window open back to garden.



**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



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 their purpose, or within 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.