

ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Ground floor flat
- Attractive double bedroom with airing cupboard
- Fully comprehensive bathroom
- Appealing lounge with potential for dining space
- Fitted kitchen overlooking rear
- Multi vehicular driveway and security bollard to fore
- Courtyard-style rear garden with entertaining space
- No upward chain
- Perfect for investors, first time buyers and downsizers
- Conveniently located, with local amenities and commuter links



ISMERE ROAD, ERDINGTON, B24 9SX - OFFERS OVER £100,000

Delightfully positioned offering ease of access to vast commuter links surrounding the home's immediate position, this one-bedroomed, leasehold home has been impressively presented to offer attractive accommodation, suitable for immediate move-in. Boasting a 119 year lease (please confirm with relevant authorities), investors, first time buyers and downsizers alike, will all appreciate the neutral décor and sizeable internal accommodation. Walking distance to local shopping amenities and facilities offering daily essentials, readily-available bus services are provided towards the main roads and allow for opportunity to wider towns and city centres including Wylde Green, Sutton Coldfield and Birmingham. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: Entrance hall/porch area, sizeable family lounge offering potential for dining space, a fitted kitchen, and an inner hall opens to bedroom and appealing bathroom. Externally, a multivehicular drive is provided to fore and is set behind a security bollard, to the rear, a court-yard-style garden is provided with paving and lawn, allowing for social and entertaining space. To fully appreciate the home on offer, its internal standards and scope for immediate move-in, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multi vehicular tarmac drive with timber fencing to side and security bollard to fore, access is gained into the accommodation via a PVC double glazed door into:

HALL:

PVC double glazed window to fore, glazed window overlooking lounge and door to side opening into:

LOUNGE: 20'3 x 11'8 max / 4'9 min:

PVC double glazed window to fore, radiator, space for TV and supporting items, meter storage, space for complete lounge suite and dining set, doors open to under stairs storage and a glazed door opens to:

FITTED KITCHEN: 9'3 x 8'7:

PVC double glazed window to rear, matching wall and base units with recesses for washing machine and cooker, edged work surfaces with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, radiator, glazed doors back to lounge and to:

INNER HALL:

Radiator, doors to bathroom, bedroom and storage, a PVC double glazed obscure door opens to rear, glazed door back to kitchen.

BEDROOM ONE: 10'7 x 8'7:

PVC double glazed window to rear, radiator, space for double bed and complimenting suite, door to airing cupboard and back to inner hall.

BATHROOM:

Suite comprising bath with glazed folding door to side, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and flooring, doors to storage and back to inner hall.

REAR GARDEN:

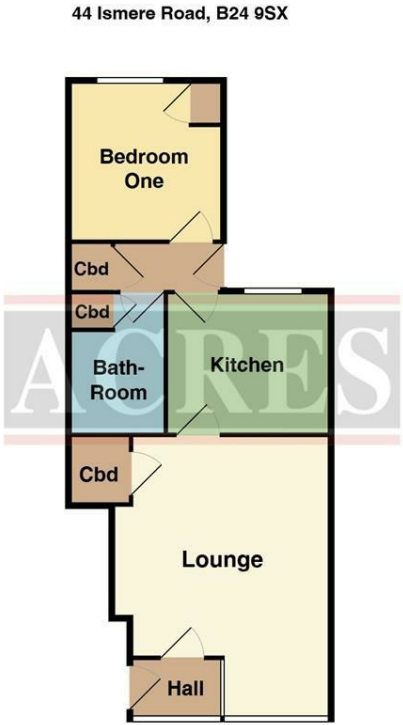
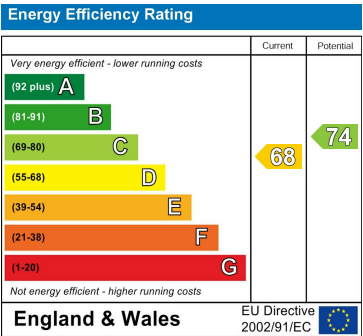
A paved patio advances from the accommodation and leads to garden, a timber gate opens to the private area where lawn and storage, together with entertaining space, is provided.



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

COUNCIL TAX : A

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.