

ACRES

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- Three bedroomed, end-terraced family home
- Impressive bathroom
- Attractive rear dining room
- Spacious family lounge
- Fitted kitchen and utility
- Paved path to entrance hall
- Delightful rear garden
- Rear workshop/store
- Excellent position close to amenities
- Well-regarded schooling nearby



DEAKIN ROAD, ERDINGTON, B24 9AN - OFFERS OVER £225,000

Welcome to this delightful, three-bedroomed, end-terraced, freehold family home ideally situated in a sought-after central position in Erdington. Perfectly located within walking distance to local shopping amenities and facilities, this home offers convenience and comfort. For more extensive shopping needs, there are readily-available bus services and the Cross City rail line is nearby, providing excellent transport links. Families will appreciate the proximity to well-regarded local schools, making it a perfect choice for family living. Inside, the home benefits from gas central heating and PVC double glazing (both where specified). The internal layout briefly includes an inviting entrance hall, a spacious family lounge, a rear dining room, a fitted kitchen, a utility room, and a downstairs bathroom. Upstairs, there are three well-proportioned double bedrooms, with the master bedroom featuring a charming bay window. Externally, the property is approached via a block-paved path, leading to a rear garden where paving continues to a lawn, surrounded by mature shrubs and bushes that provide a private and tranquil setting. Additionally, there's access to a rear store/workshop, ideal for storage or DIY projects. To truly appreciate all that this property has to offer, an internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a block paved path with brick-built perimeter and metal fencing, access is gained into the accommodation via a timber door with glazed window overhead into:

DEEP ENTRANCE HALL:

Glazed doors open to a rear dining room and family lounge, radiator, stairs off to first floor, tiled flooring.

FAMILY LOUNGE: 14'09 (into bay) x 12'08 max / 11'01 min:

PVC double glazed bay window to fore, space for complete lounge suite, fire set upon a tiled hearth having wooden mantel over, radiator, glazed door back to entrance hall.

REAR DINING ROOM: 14'01 x 11'07:

PVC double glazed window to rear, fire set upon a tiled hearth having matching surround and period timber mantel over, space for dining table and chairs, door to understairs storage, glazed obscure doors open back to entrance hall and into:

FITTED KITCHEN: 11'08 x 7'10:

PVC double glazed window to side, matching wall and base units with recesses for fridge / freezer, dishwasher and oven, roll edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, extractor canopy over, obscure glazed doors back to dining room and into:

UTILITY / BOOT ROOM:

Matching wall and base units with recesses for washing machine, roll edged work surface over, PVC double glazed door opens to rear garden with internal obscure glazed doors opening back to kitchen and into:

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks and flooring, obscure glazed door back to utility.

STAIRS & LANDING TO FIRST FLOOR:

PVC double glazed obscure window to side, doors open to three well-proportioned bedrooms.

BEDROOM ONE: 14'09 (into bay) x 13'09 max / 12'09 min:

PVC double glazed bay window to fore, with further window to side, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 11'10 x 8'00:

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

BEDROOM THREE: 11'00 x 9'01:

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

REAR GARDEN:

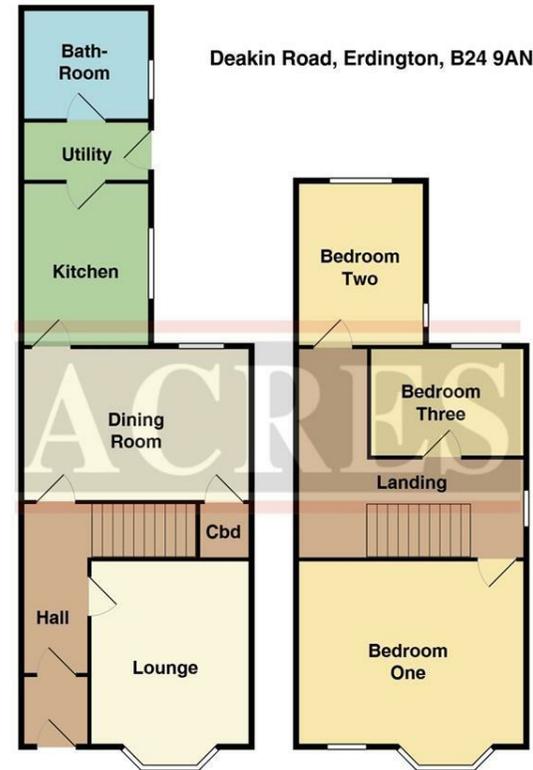
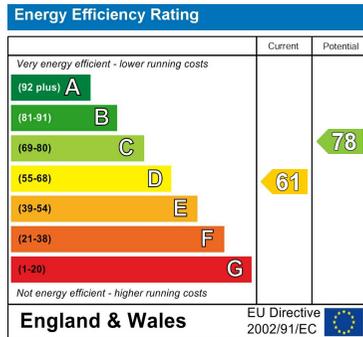
Paved patio advances from the accommodation and leads to lawn, timber fencing together with well-maintained shrubs and bushes line and privatise the property's perimeter, with access being given into a rear workshop.



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



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.