

# ACRES

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- Two bedroomed, dormer-style detached bungalow
- Superb master suite with ensuite and walk-in
- Ground floor second bedroom and shower room
- Attractive family lounge and dining room
- Fitted kitchen
- Useful cloaks storage and WC
- Considerable garage
- Attractive, well-maintained garden
- Huge scope for personalisation and customisation
- No onward chain



**ORPHANAGE ROAD, ERDINGTON, B24 9JQ - OPEN TO OFFERS £350,000**

This dormer-style, detached bungalow in Erdington offers truly impressive internal proportions, far exceeding its initial exterior impression and presents a rare opportunity for further development and customisation. Lovingly maintained throughout its current tenure, the home combines generous living space with immense potential, making it a particularly exciting prospect for discerning buyers. Perfectly positioned within walking distance of a variety of local amenities and facilities, the property also benefits from excellent transport connections. Comprehensive shopping and leisure outlets are easily accessible via the many readily available bus services, providing convenient links to surrounding town and city centre locations. Internally, the property is well-appointed with gas central heating and PVC double glazing (both where specified) and briefly comprises: a welcoming porch, deep entrance hall with cloak storage and separate WC, a spacious family lounge, shower room, dining room, and fitted kitchen. A double bedroom is also conveniently situated on the ground floor. Upstairs, a superb master suite occupies much of the dormer space, complete with en-suite bathroom, additional WC, and a walk-in wardrobe. Across the landing, a further room offers excellent versatility as a home office or potential bedroom. Externally, the home is approached behind immaculate lawns and attractively planted shrub borders. A considerable garage, accessed via an electric up-and-over door, adds both practicality and secure storage. To the rear, a private garden with mature perimeter planting provides a pleasant outdoor retreat. With its combination of space, charm, and scope for enhancement, this deceptively spacious bungalow demands internal inspection to be fully appreciated. EPC Rating D.

Set back from the road behind a cobble-print, multi vehicular drive with lawn and mature shrubs and bushes to perimeters, access is gained into the accommodation via a double timber door opening to:

**PORCH:** Stained glass windows to side with a central door opening to:

**DEEP ENTRANCE HALL:** Internal doors open to family lounge, dining room, shower room, guest cloakroom and bedroom, radiator, stairs off to first floor.

**FAMILY LOUNGE:** 17'09 x 11'06: PVC double glazed window to fore, stained glass windows to side, space for complete lounge suite, radiator, door back to entrance hall.

**DINING ROOM:** 12'00 x 8'05: Sliding patio doors open to rear garden, space for dining table and chairs, radiator, door back to entrance hall and a glazed sliding door opens to:

**FITTED KITCHEN:** 12'04 x 9'00 max: PVC double glazed windows to rear and to side, an obscure glazed patio door opens to side passage, matching wall and base units with recesses for cooker, integrated fridge and freezer, edged work surface with one and a half stainless steel sink drainer unit, tiled splashbacks, lazy Susan storage, obscure sliding door opens back to dining room.

**SIDE PASSAGE:** Windows overlook interior rooms, a metal single door opens to front drive, an obscure glazed door opens to considerable garage.

**GUEST CLOAKROOM:** 7'05 x 3'08: PVC double glazed obscure window to side, radiator, space for cloaks storage, door back to entrance hall and to:

**WC:** PVC double glazed obscure window to side, suite comprising low level WC and corner wash hand basin, tiled splashbacks, door back to cloaks storage.

**BEDROOM TWO:** 13'10 x 9'10: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to entrance hall and to built-in under-stairs wardrobe.

**WET ROOM:** PVC double glazed obscure window to side, suite comprising step-in wet shower and pedestal wash hand basin, door to storage and back to entrance hall.

**STAIRS & LANDING TO FIRST FLOOR:** Stained glass windows, being secondary glazed, to side, door to bedroom and to:

**OFFICE / STUDY:** 8'08 x 6'01: PVC double glazed obscure window to side, doors open to eaves storage, door back to landing.

**BEDROOM ONE:** 19'06 x 14'08 max / 5'01 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to eaves storages, glazed door back to landing, further door opens to:

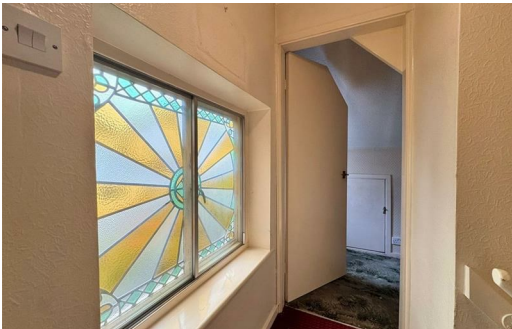
**ENSUITE BATHROOM:** PVC double glazed obscure window to side, suite comprising bath and pedestal wash hand basin, tiled splashbacks, towel radiator, door to walk-in wardrobe and:

**WC:** PVC double glazed obscure window to side, suite comprising low level WC, door back to ensuite bathroom.

**WALK-IN / OFFICE:** 8'05 x 8'01 max / 3'04 min: Storage is provided for clothes, together with built-in storage, door back to ensuite bathroom.

**REAR GARDEN:** A patio area advances from the accommodation and leads to raised lawn, mature shrubs and bushes line the property's perimeter with access being given back into the home via patio doors to dining room and a side door opening to:

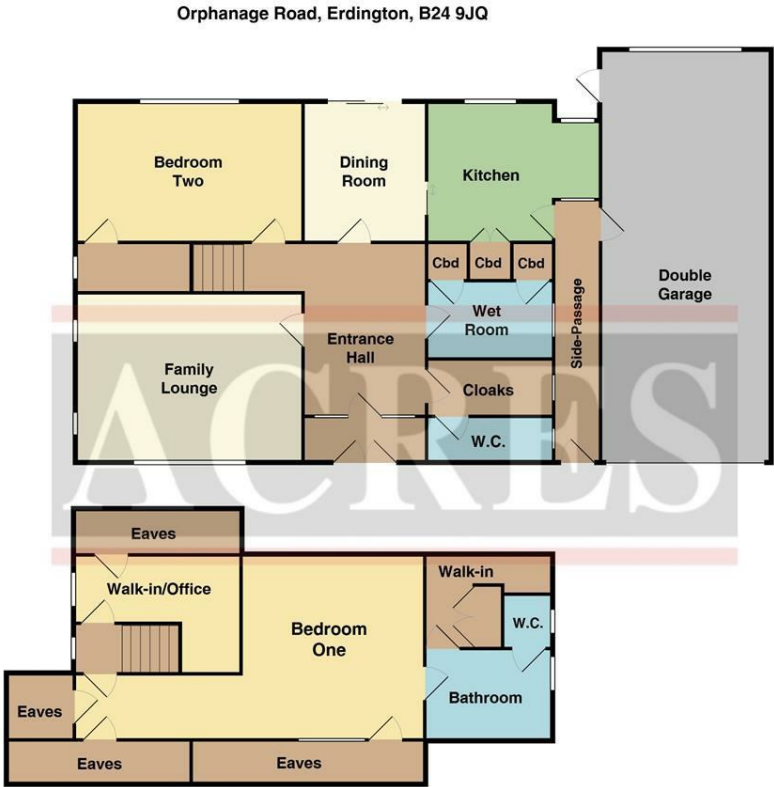
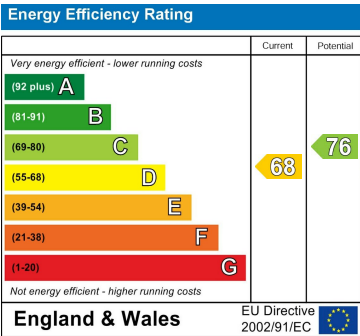
**CONSIDERABLE GARAGE:** 34'08 x 10'08: (please check suitability for your own vehicle use): Up and over electric garage door to fore, glazed windows to rear.



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: E 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 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.

