

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 home
- Well-appointed family bathroom
- Spacious lounge opening to rear dining
- Impressive fitted breakfast kitchen
- Side passage and single garage
- Large entrance hall & porch
- Multivehicle drive with lawn to side
- Private rear garden with lawn and patio
- Close to local amenities
- No onward chain



GOODISON GARDENS, ERDINGTON, B24 0AQ - O.I.R.O £280,000

Set in a highly sought-after position in Erdington, close to the borders of Wylde Green and Sutton Coldfield, this traditional three-bedroomed, semi-detached freehold family home offers generous internal proportions together with superb scope for personalisation and enhancement, as well as no onward chain. Having been beautifully maintained throughout many years of careful ownership, the property's attractive presentation and well-kept décor are a clear reflection of the attention and pride invested by the current owners. Ideally placed within walking distance of a variety of everyday amenities, including shopping facilities, well-regarded schools and excellent transport links, the location is perfectly suited to family life and commuting alike. Benefitting from gas central heating and PVC double glazing, (both where specified), the accommodation briefly comprises a porch, a spacious entrance hall, a charming family lounge opening into a dining room with patio doors to the rear, and a renewed fitted kitchen with useful under-stairs space providing additional work surface and practicality. To the first floor, there are three well-proportioned bedrooms, with the principal bedroom enjoying fitted wardrobes, while a family bathroom completes the accommodation. Externally, the home is approached via a block-paved driveway with lawn to the side, and also benefits from access to a single garage together with a side passage linking the house and garage. To the rear, a pleasant lawned garden is complemented by a patio area, ideal for summer dining and entertaining. Offering excellent potential in an established and convenient setting, this attractive family home can only be fully appreciated by internal inspection. EPC Rating TBC.

Set back from the road behind a multi vehicular block paved drive with lawn and purpose-built brick wall to fore, access is gained into the accommodation via a PVC double glazed door into:

PORCH: PVC double glazed windows to side, obscure windows and door open to:

DEEP ENTRANCE HALL: 8'08 x 5'09: Doors open to lounge and cloaks storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'00 x 10'08: PVC double glazed bow window to fore, space for complete lounge suite, electric coal-effect fire set upon a granite hearth having matching surround and timber mantel over, radiator, door back to entrance hall and access is provided to:

DINING ROOM: 10'00 x 8'10: PVC double glazed patio doors open to rear garden, space for dining table and chairs, radiator, access is provided back to lounge, door opens to:

FITTED KITCHEN: 14'04 x 10'05 max / 7'06 min: PVC double glazed window to side having door opening to rear, matching wall and base units with recesses for washing machine and fridge / freezer, integrated dishwasher and oven, edged work surface with four ring gas hob having extractor canopy over, one and a half sink drainer unit, matching upstands, tiled flooring, access is provided to under-stairs area with door opening back to dining room.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed obscure window to side, doors open to three bedrooms, a family bathroom and storage.

BEDROOM ONE: 12'10 x 10'05: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 11'09 x 10'06: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'08 x 5'11: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, pedestal wash hand basin and low level WC, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, timber fencing lines and privatises the property's border with access being given back into the home via patio doors to dining room and door to kitchen, a further PVC double glazed door with window to side opens to:

SIDE PASSAGE: 14'10 x 4'01: PVC double glazed obscure window and door open to drive, PVC double glazed window overlooks kitchen, a further door opens to:

GARAGE: 16'09 x 8'01: (please check suitability for your own vehicle use): Up and over garage door to fore, space is provided for dryer.



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)

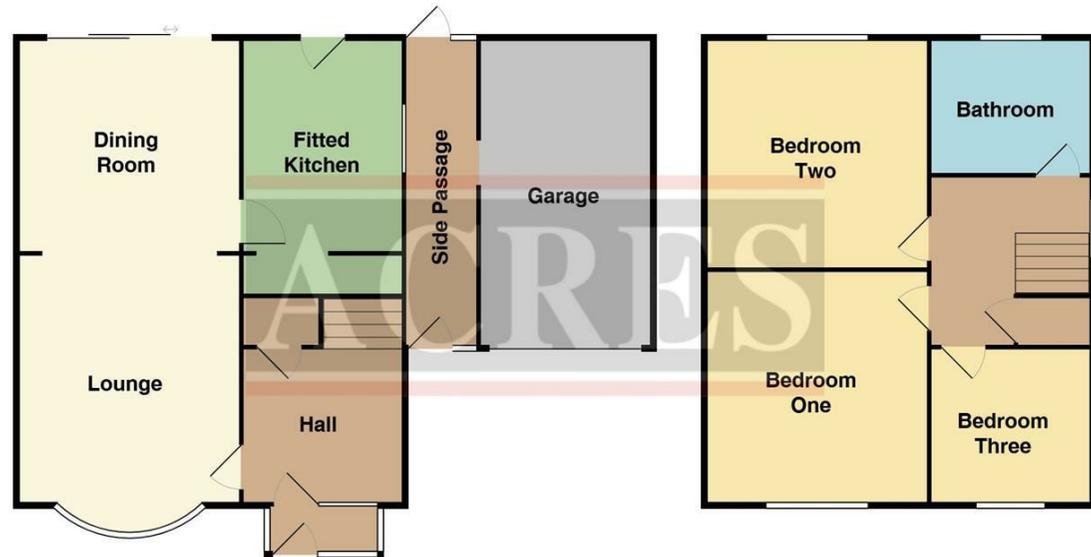
COUNCIL TAX BAND: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



Goodison Gardens, B24 0AQ



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.