ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk

- Extended, three bedroomed, semi detached home
- Fully comprehensive bathroom
- Spacious lounge & appealing dining room
- Fitted breakfast kitchen
- Guest cloakroom/WC
- Multivehicle drive to fore
- South facing, private and mature rear garden
- Off-road access to rear
- Excellent position close to amenities
- No onward chain

HANSONS BRIDGE ROAD, ERDINGTON, B24 0PD - OFFERS IN EXCESS OF £255,000

A superb opportunity to acquire a three-bedroom, semi-detached freehold residence positioned on the Erdington border with Walmley, enjoying impressive proportions and offered with no onward chain. Versatile in its appeal, the property presents itself as an excellent family home, with a tasteful extension already in place and a generous plot providing excellent scope for further enhancement. Ideally placed within walking distance of a wide variety of local shops, amenities, well-regarded schools including Walmley Primary, a public park and convenient transport links to surrounding towns and Birmingham city centre, the location is exceptionally desirable. Benefiting from gas central heating and PVC double glazing (both where specified), the well-planned interior includes a porch, deep entrance hall, dining room opening through to a spacious family lounge, extended and fitted breakfast kitchen, guest cloakroom/WC, three well-proportioned bedrooms and a comprehensive family bathroom. Externally, a multi-vehicle block-paved driveway approaches the property, with paving continuing to the rear, south facing garden boasting lawn, while a 50/50 split gate gives access to an off-road track providing potential for further parking or an additional work space. To truly appreciate the accommodation, space and potential on offer, an internal viewing is highly recommended. EPC Rating D.

Set back from the road behind a block paved multi vehicular drive, access is gained into the accommodation via a PVC double glazed obscure door with windows to side and overhead into:

PORCH: Space is provided to side for storage, an internal timber door opens to:

DEEP ENTRANCE HALL: Doors open to an extended fitted breakfast kitchen, dining room and guest cloakroom / WC, radiator, stairs off to first floor.

DINING ROOM: 13'09 x 9'09: PVC double glazed bay window to rear, overlooking breakfast kitchen, radiator, space for dining table and chairs, door back to entrance hall and access is provided to:

FAMILY LOUNGE: 14'04 x 9'09: PVC double glazed bay window to fore, space for complete lounge suite, gas coal-effect fire offering a stone hearth and brick surround, radiator, access is provided back to dining room.

EXTENDED FITTED BREAKFAST KITCHEN: 16'06 x 14'06 max / 5'06 min: PVC double glazed windows to rear with barn-style door to side, an obscure glazed window overlooks side entrance, matching wall and base units with recesses for oven, washing machine, dryer and free-standing fridge / freezer, roll edged work surfaces with one and a half sink drainer unit, extractor canopy over, tiled splashbacks, radiator, space for family suite or breakfast table, door back to entrance hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising vanity low level WC and corner wash hand basin, tiled splashbacks, door back to entrance hall.

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

BEDROOM ONE: 14'06 x 9'05: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 14'05 x 9'04: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9'00 x 6'03: PVC double glazed triangular bow window to fore, space for bed and complementing suite, radiator, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with splash screen doors, bath, low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's perimeter with access being given to a rear off-road track with car port offering space for work station.

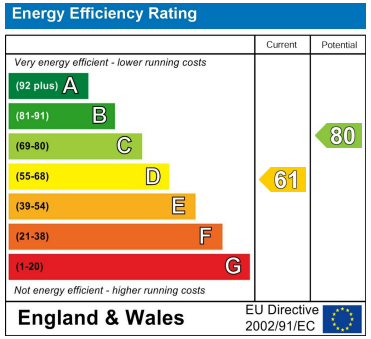
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

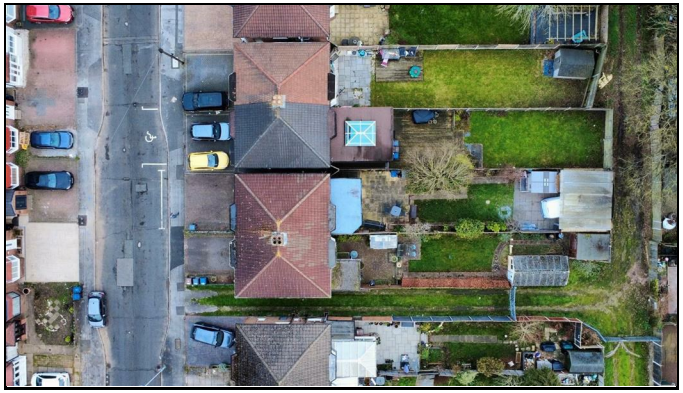
The Property Ombudsman

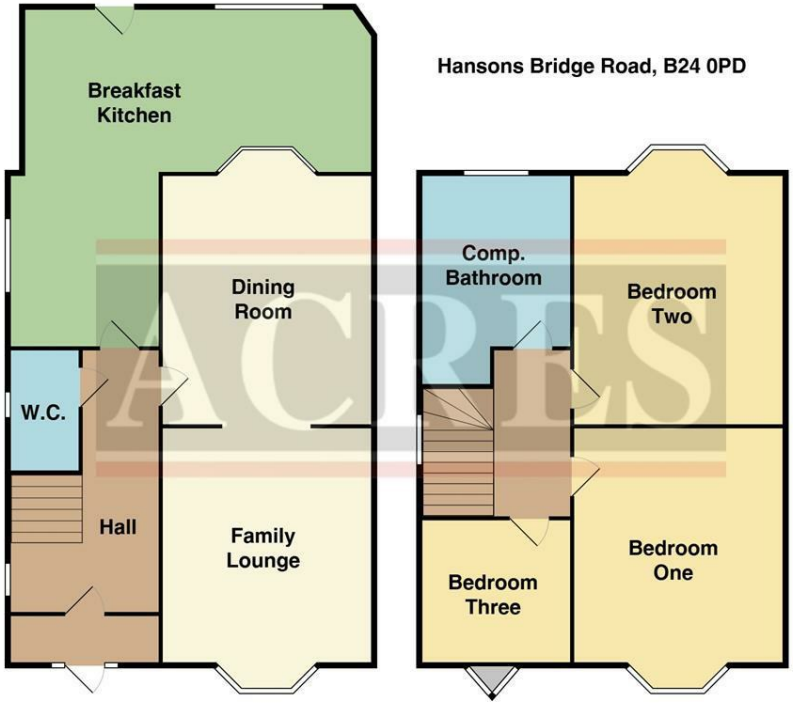
TENURE: We have been informed by the vendor that the property is Freehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

COUNCIL TAX BAND: C COUNCIL: Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888







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.