ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Extended and converted, three bedroomed semi
- Fully comprehensive family bathroom
- Spacious lounge/play room
- Rear family and breakfast/dining room
- Extended fitted kitchen
- Dedicated utility & side access
- Downstairs guest WC/potential shower room
- Multivehicle drive with EV charging
- Delightful rear garden with lawn
- Close to local amenities





BEECHES DRIVE, ERDINGTON, B24 0DT - OPEN TO OFFERS £425,000

Situated on a sought after, traditional residential estate in Erdington, just a short distance from the popular Chester Road, this impressive three bedroomed, freehold, semi detached family home offers generous and versatile accommodation, perfectly suited to modern family living. Ideally positioned within walking distance of a wealth of local amenities, including everyday shopping facilities, well-regarded schooling, public parks and excellent transport links, the property provides an enviable setting for new, growing and established families alike. Having been thoughtfully extended and converted to maximise its internal proportions, this delightful home offers an excellent blend of spacious living areas and practical family accommodation. Benefitting from gas central heating and PVC double glazing (both where specified), the property briefly comprises an enclosed porch leading into a deep and welcoming entrance hall, a separate family lounge currently utilised as a playroom, and a superb open plan rear family area flowing seamlessly into a dedicated dining/breakfast space. An extended, fitted kitchen with adjoining utility room provides further practicality, whilst a guest cloakroom/WC, offering potential for conversion into a shower room, completes the ground floor accommodation. To the first floor are three generously-proportioned double bedrooms, all serviced by a well-appointed and comprehensive family bathroom. Externally, the property is approached via a multi-vehicle block paved driveway, complemented by a corner garden area, an EV charging point and gated side access leading to the utility. To the rear, a delightful garden combines paved seating areas with a lawn and established shrub-lined borders, providing a wonderful setting for outdoor dining, entertaining and family enjoyment. To fully appreciate the space, versatility and excellent location this family home has to offer, internal inspection is highly recommended. EPC Rating D.

Set back from the road behind a multi vehicle block paved drive with garden to fore, access is gained into the accommodation via a set of PVC double glazed French doors into:

PORCH: Space is provided to side, an internal obscure glazed door opens to:

ENTRANCE HALL: Space is provided for cloaks storage, doors open to a family lounge / play room, an open-plan family area and breakfast / dining area and a guest cloakroom / WC, radiator, stairs off to first floor.

FAMILY LOUNGE / PLAY ROOM: 13'09 (into bay) x 11'06 max / 10'09 min: PVC double glazed bay window to fore, log-burning stove with matching hearth and surround, contrasting mantel over, radiator, space is provided for a complete lounge suite, door back to entrance hall.

FAMILY ROOM THROUGH BREAKFAST / DINING AREA: 19'01 x 12'08 max / 10'03 min: PVC double glazed window to rear, having double glazed bi-folding doors opening to rear patio, space is provided for dining table and chairs as well as a complete lounging suite, radiators, a cast-iron-style burning stove is provided set upon a hearth having contrasting surround, door back to entrance hall, a secret shelved door opens to under-stairs storage and a further door to:

FITTED KITCHEN: 16'06 x 8'00: PVC double glazed French doors open to rear garden, skylights over, matching wall and base units with integral oven having grill over, roll edged work surface with five ring gas hob having extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, door back to breakfast / dining area and door to:

UTILITY: 7'07 x 6'09: PVC double glazed obscure door opens to a side secured access, wall units with recesses for dishwasher, washing machine and fridge / freezer having roll edged work surface over, tiled splashbacks and flooring, door back to kitchen.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising vanity wash hand basin and low level WC, radiator, a door opens to current storage or opportunity for shower, tiled and panelled splashbacks, radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: An obscure stained glass window opens to side, doors open to three bedrooms and a family bathroom, access is provided to a large loft space via a loft ladder.

BEDROOM ONE: 15'02 (into bay) x 11'08 max / 10'09 min: PVC double glazed bay window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM TWO: 12'02 x 8'09: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door back to landing.

BEDROOM THREE: 13'01 x 12'05 max / 8'00 min: PVC double glazed leaded windows to fore, with Velux skylight to side and a clear PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure windows to side and to rear, suite comprising free-standing bath, corner shower with glazed splash screen doors, vanity wash hand basin and low level WC, 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 border and offer garden bedding with a rear patio that privatises a potential further dining space or play area for children, access is gained back into the accommodation via doors to kitchen and to family room.











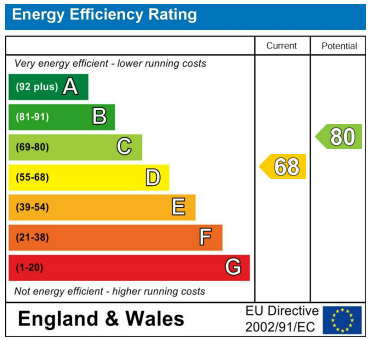

FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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 : D COUNCIL : Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.