

ACRES

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- Extended & converted, three bedroomed home
- Converted/fully boarded loft space
- Well-appointed shower room
- Superb lounge through dining room
- Fitted kitchen
- Multivehicle drive to fore
- Low-maintenance rear garden
- Timber decking with space for dining
- Close to local amenities & readily available bus transport
- Impressively updated and configured



BROMFORD LANE, ERDINGTON, B24 8BX - ASKING PRICE £290,000

Impressively presented throughout and thoughtfully extended, this three-bedroomed semi-detached freehold family home occupies a highly convenient position in Erdington, offering immediate access to a wealth of local amenities and excellent transport connections. Readily-available bus services and major road networks provide ease of commuting, while a selection of well-regarded schools and educational facilities, together with numerous public green spaces, cater perfectly to the needs of modern family living. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), the property has been immaculately and tastefully improved to create a home that is ready for immediate occupation upon successful purchase. The accommodation briefly comprises a deep and welcoming entrance hall, a delightful family lounge opening through to a rear dining area, a recently renewed fitted kitchen and a contemporary downstairs shower room completing the ground floor. To the first floor are three impressively-proportioned double bedrooms, offering excellent flexibility for growing families. Accessed from the second bedroom, a fully boarded loft space provides valuable additional accommodation, suitable for recreational purposes, a hobby room or further versatile use, subject to individual requirements. Externally, the home is approached via a block paved multi-vehicle driveway, providing ample off-road parking. To the rear, a beautifully maintained low-maintenance garden combines artificial lawn, timber decking and neatly lined borders, creating an ideal environment for entertaining, socialising and relaxing throughout the year. A useful rear store room further enhances the practicality of the property. Offering spacious and stylish accommodation in a highly accessible location, this exceptional family home can only be fully appreciated through internal inspection, which is highly recommended. EPC Rating C.

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

ENTRANCE HALL: Doors open to airing cupboard, storage and shower room, radiator, access is provided to family lounge through dining area, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING AREA: 25'04 x 10'07: PVC double glazed bay window to fore, glazed patio doors open to rear garden, space is provided for complete lounge suite with dining table and chairs, radiators, access is provided back to entrance hall and door to:

KITCHEN: 13'02 x 5'11: PVC double glazed window to side and to rear, matching wall and base units with recesses for fridge / freezer, dishwasher, washing machine and dryer, integral oven, roll edged work surfaces with stainless steel rounded sink drainer unit, four ring electric hob with extractor canopy over, tiled splashbacks and flooring, access is provided back to dining room / family lounge.

SHOWER ROOM: PVC double glazed obscure window to side, suite comprising corner shower cubicle with glazed splash screen doors, low level WC and wash hand basin, tiled splashbacks, ladder style radiator, door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: PVC double glazed windows to side, access is gained into three double bedrooms.

BEDROOM ONE: 14'09 x 10'04: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door to cupboard and over stairs storage, door back to landing.

BEDROOM TWO: 15'02 x 9'03: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing and access is provided to:

CONVERTED LOFT: 12'09 x 10'08: Offering varying uses with door opening to eaves storage.

BEDROOM THREE: 10'04 x 7'07: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

REAR GARDEN: Timber decking advances from the accommodation and leads to artificial turfed garden, shrubs and bushes line and privatise the property's border with access being given back into the home via PVC double glazed patio doors to dining room / family lounge.

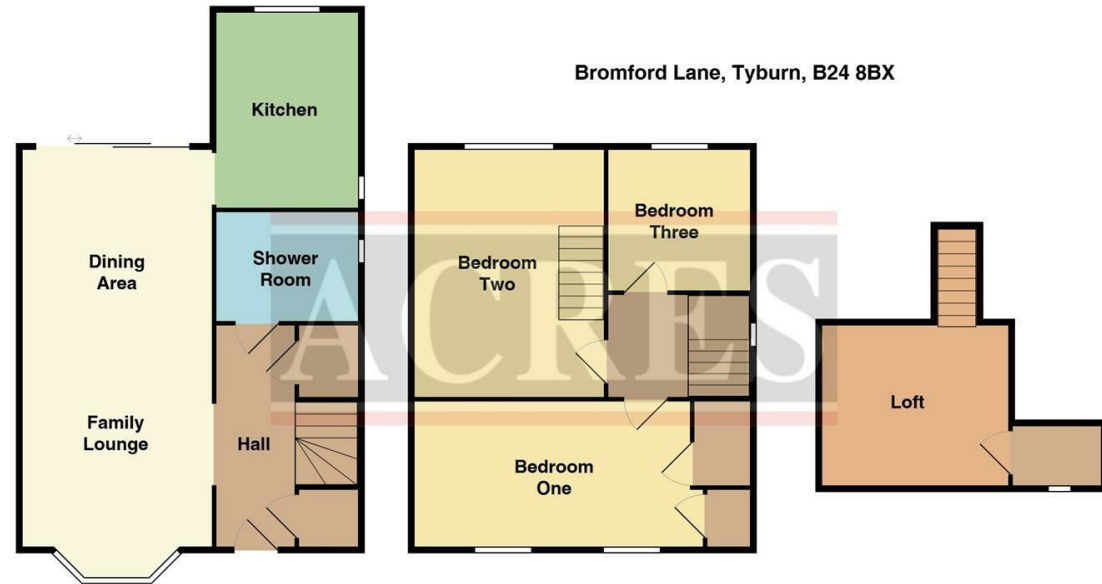


TENURE: We have been informed by the vendor that the property is Freehold
 (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

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

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC



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.