

ACRES

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- NO ONWARD CHAIN!
- Three bedroomed, mid terraced home
- Well-appointed family bathroom
- Spacious lounge with patio doors
- Appealing fitted breakfast kitchen
- Large porch and separate entrance hall
- Lawned front garden with FCFS on-street parking
- Sociable rear garden with back access
- Close to local amenities
- Excellent position with transport links



AVALON CLOSE, ERDINGTON, B24 9JY - ASKING PRICE £220,000

NO ONWARD CHAIN! Occupying a quiet cul-de-sac position just off the ever-popular Holly Lane in Erdington, this three-bedroomed mid-terraced freehold family home offers generous internal proportions together with excellent scope for personalisation and modernisation throughout. Ideally situated within walking distance of a variety of local amenities and facilities, the property enjoys convenient access to well-regarded schooling, public parks, eateries and excellent public transport links. Benefitting from gas central heating and PVC double glazing (both where specified), the accommodation briefly comprises: a large enclosed porch with useful side storage/airing cupboard, welcoming entrance hall, fitted breakfast kitchen and a spacious family lounge with patio doors opening into the rear garden. To the first floor are three impressively-proportioned bedrooms, a family bathroom and two additional storage cupboards. Externally, the property is approached via a paved and lawned fore garden, with on-street parking available on a first come, first served basis. To the rear, a lawn and patio area provide ideal spaces for dining, entertaining and enjoying the warmer summer months. Offering fantastic potential for buyers seeking to create a long-term family home in a sought-after residential setting, early internal inspection is highly recommended to fully appreciate the accommodation and opportunity on offer. EPC Rating C.

Set back from the road behind a paved path with lawn to side, access is gained into the accommodation via a PVC double glazed obscure door with window to side into:

PORCH: Door to large airing cupboard / storage, an obscure glazed door with window to side opens into:

ENTRANCE HALL: Doors open to breakfast kitchen, storage and an obscure door opens to lounge, radiator, stairs off to first floor.

BREAKFAST KITCHEN: 13'04 x 8'01: PVC double glazed window to fore, matching wall and base units with recesses for washing machine, single fridge and single freezer, fitted oven with grill over, roll edged work surface with sink drainer unit, gas hob with extractor canopy over, tiled splashbacks, radiator, obscure glazed breakfast hatch to lounge, door back to entrance hall.

FAMILY LOUNGE: 17'08 x 11'05: PVC double glazed patio doors to rear, gas coal-effect fire set upon a tiled hearth with brick surround, space for complete lounge suite, radiator, obscure glazed breakfast hatch to kitchen, obscure door back to entrance hall.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a family bathroom, airing cupboard and storage.

BEDROOM ONE: 10'00 x 10'00: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 10'07 x 9'04: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 8'06 x 7'06: PVC double glazed window to rear, space for bed and complementing suite, radiator, door to storage and door back to landing.

BATHROOM: PVC double glazed obscure window to fore, suite comprising bath, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, 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 a timber gate opening to rear access, and access is given back into the home via PVC double glazed patio doors to 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)

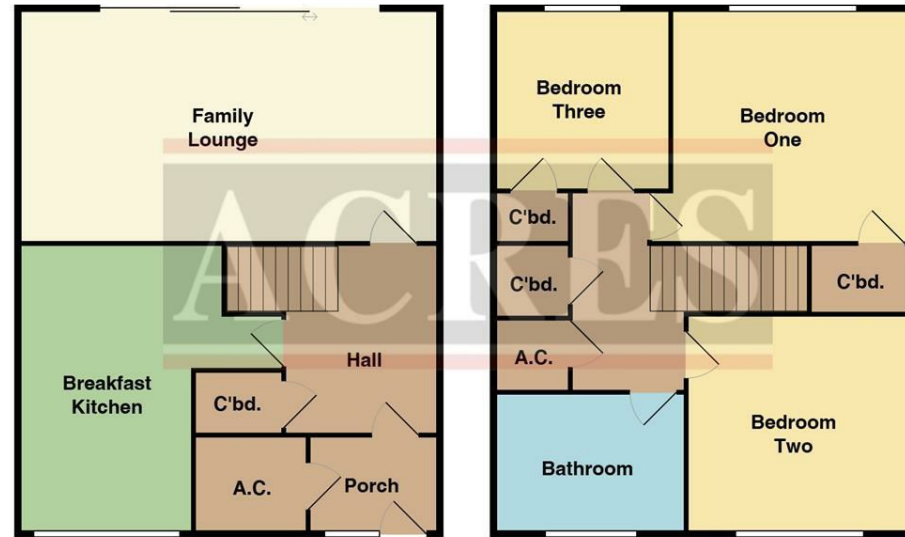
COUNCIL TAX BAND: B **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	91
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
England & Wales	EU Directive 2002/91/EC



Avalon Close, B24 9JY



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.