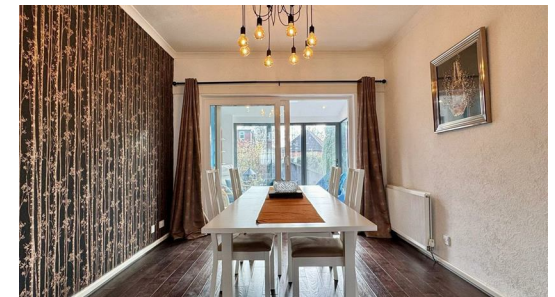


# ACRES

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 family home
- Stylish and contemporary family bathroom
- Spacious lounge and dining room
- Extended kitchen
- Stunning orangery
- Downstairs cloakroom / WC
- Multi vehicular driveway and garage
- Well-maintained and established rear garden
- Excellent location close to amenities
- Finished to a high standard



***ALLMAN ROAD, ERDINGTON, B24 9DY - OFFERS OVER £325,000***

An exceptional opportunity to acquire this beautifully extended and immaculately presented three-bedroom semi-detached residence, ideally positioned in a sought-after area of Erdington, close to highly regarded schools, transport links, and a wealth of local amenities. The property offers a superb blend of traditional charm and modern living. The welcoming entrance hall leads to a stylish lounge and a separate dining room perfect for family gatherings or entertaining guests. To the rear, a stunning orangery with garden views provides an elegant additional living space filled with natural light. The extended kitchen has been thoughtfully designed with a range of high-quality fitted units, integrated appliances, and ample workspace ideal for any modern family. Internal access to the garage offers great potential for conversion into an office, gym, or playroom (subject to planning), enhancing the property's versatility. Upstairs, there are three generously proportioned bedrooms, each beautifully presented, and a luxurious, contemporary family bathroom finished to an exceptional standard. Externally, the property continues to impress with a private, rear garden featuring a stylish patio area perfect for outdoor dining and relaxation. To the front, a spacious driveway provides off-road parking for multiple vehicles. This stunning home must be viewed to be fully appreciated — offering exceptional space, quality, and convenience in a highly desirable location. EPC Rating D.

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

**PORCH:** Space is provided for cloaks storage, PVC windows to fore, a further timber door opens to:

**ENTRANCE HALL:** Doors open to lounge, kitchen and WC, understairs storage is provided, radiator, stairs to first floor.

**FAMILY LOUNGE:** 14'03 (into bay) x 11'07: PVC double glazed bay window to fore, space for complete lounge suite, radiator, access is provided into:

**DINING AREA:** 11'09 x 10'05: PVC double glazed patio sliding door leads to rear orangery, radiator.

**ORANGERY:** 15'03 x 9'05 max / 4'08 min: Aluminium double glazed bi folding doors to rear and double glazed door and windows to rear, sky light over, storage cupboards to side, integrated washing machine, under floor heating, sliding door back to dining area and door to:

**FITTED KITCHEN:** 18'07 x 7'10: PVC double glazed window to rear, matching wall and base units with five ring gas hob and extractor canopy over, integrated dish washer and recess for fridge and freezer, roll edged work surfaces with one and a half sink drainer unit, tiled splashbacks, doors to garage, orangery and back to hallway.

**GUEST CLOAKROOM/WC:** Suite comprising low level WC and floating wash hand basin, tiled splashback, 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 and access is provided via drop down ladder to boarded loft space.

**BEDROOM ONE:** 15'04 (into bay) x 10'08: PVC double glazed bay window to fore, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM TWO:** 12'00 x 10'08: PVC double glazed window to rear, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE:** 7'05 x 6'09: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** PVC double glazed obscure window to rear, suite comprising stand-alone bath, step in shower with glazed splash screen doors, low level WC and wash hand basin set into a vanity unit, ladder style radiator, vertical radiator, tiled splashbacks, door back to landing.

**REAR GARDEN:** A stylish patio with integrated lighting extends from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's borders, with a timber shed being provided for further storage and access is given back into the home via a single and bi-folding doors to orangery.

**GARAGE:** 15'01 x 14'07: (please check suitability for your own vehicle use) PVC double glazed patio doors to front, PVC double glazed window to side.



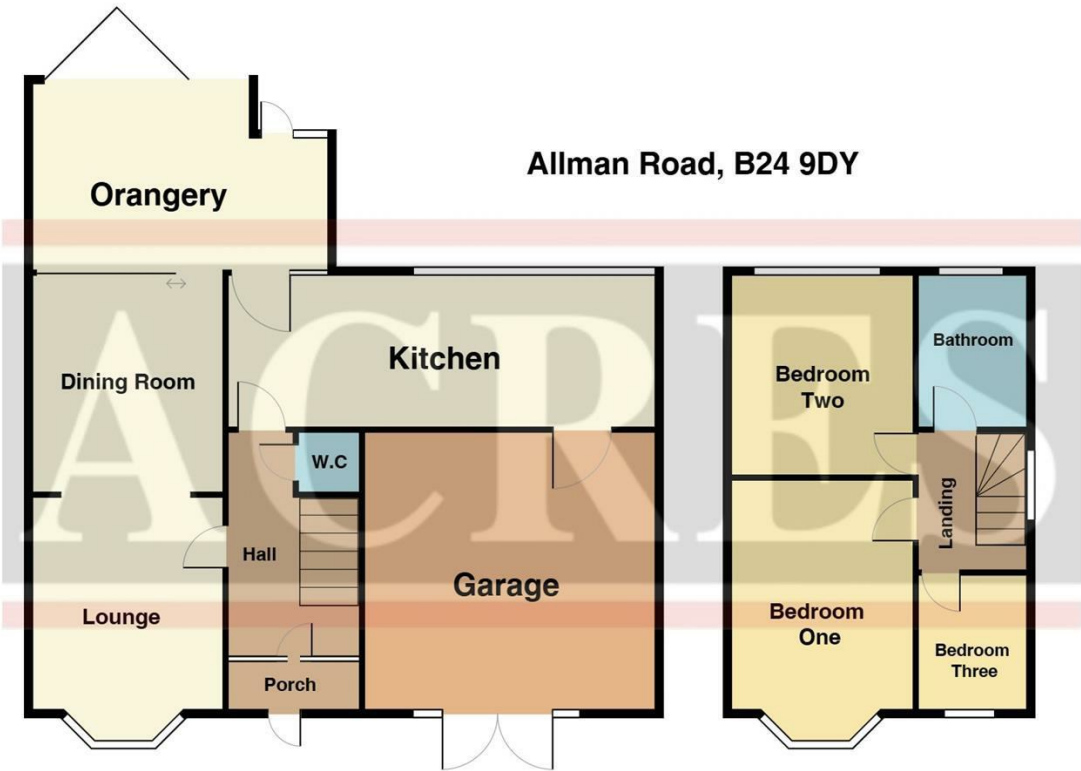
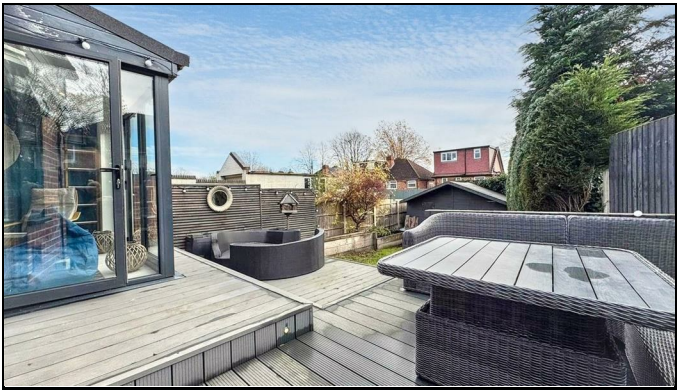
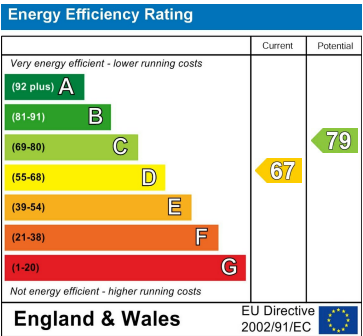




**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**COUNCIL TAX :** C

**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.