

# ACRES

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- Superb standard
- Two double bedrooms
- En-suite shower room & bathroom
- Spacious lounge with dining space
- Impressive fitted kitchen
- Guest cloakroom/wc and storage
- Appealing rear conservatory
- Delightful front drive with EV charger and garden
- Private and mature rear garden
- Excellent position close to amenities



**BLOSSOM ROAD, ERDINGTON, B24 0UD - OFFERS IN THE REGION OF £250,000**

This superbly presented, two double bedded, freehold family home in Erdington offers generous internal proportions alongside tasteful modernisation, making it an excellent opportunity for a wide range of prospective purchasers. Beautifully maintained throughout its current ownership, the property is ready for its next owners to personalise and make their own, both internally and externally. Ideally positioned within walking distance of a variety of local amenities, the home benefits from close proximity to well-regarded schooling, as well as a comprehensive selection of shops and everyday facilities. Excellent transport links are readily available, with frequent bus services providing convenient access to surrounding towns and the city centre, complemented by extensive road networks for easy commuting. The property further benefits from an EV charger, gas central heating and PVC double glazing (both where specified). Internally, the accommodation briefly comprises an inviting entrance hall, an impressive fitted kitchen, a guest cloakroom/WC, and a spacious lounge with ample dining space, leading through to a rear conservatory which completes the ground floor. To the first floor, a timber and glazed balustrade leads to two attractively presented double bedrooms. The master bedroom enjoys the luxury of an en-suite shower room, while the second bedroom is serviced by its own en-suite bathroom. Externally, the property is approached via a tarmac driveway, complemented by lawn and gravelled areas to the sides. The rear garden is enhanced by a substantial side access space, with mature shrubs and bushes bordering the perimeter, offering both privacy and a pleasant outdoor setting. To fully appreciate the quality and space on offer, an internal inspection is highly recommended. EPC Rating TBC.

Set back from the road behind a multi vehicular tarmac drive, a renewed paved path with lawn and gravel to side leads to the accommodation with a PVC double glazed obscure door opening into:

**ENTRANCE HALL:** Doors open to guest cloakroom / WC, storage and lounge / dining room, access is provided to:

**FITTED KITCHEN:** 9'11 x 6'01: PVC double glazed window to fore, matching wall and base units with integrated washing machine, fridge / freezer and oven, edged work surface with electric hob and extractor canopy over, sink drainer unit, tiled splashbacks and flooring, access back to entrance hall.

**LOUNGE / DINING ROOM:** 17'03 x 12'06: PVC double glazed French doors open to rear conservatory, space is provided for complete lounge suite and dining table with chairs, radiators, fitted storage to understairs, door back to entrance hall and stairs off to first floor.

**REAR CONSERVATORY:** PVC double glazed windows to rear, with PVC door opening to garden, space for dining table and chairs or lounging suite, PVC double glazed French doors open back to lounge.

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

**STAIRS & LANDING TO FIRST FLOOR:** Glazed and timber balustrades lead to first floor, doors open to two bedrooms.

**BEDROOM ONE:** 12'04 x 9'05: PVC double glazed window to rear, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door to over stairs storage, landing and:

**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to side, suite comprising vanity wash hand basin, low level WC and step-in shower with bi-folding glazed splash screen door, tiled splashbacks, ladder style radiator, door back to bedroom.

**BEDROOM TWO:** 12'06 x 8'03: PVC double glazed window to fore, space for double bed and complementing suite, built-in sliding mirrored wardrobes, radiator, door to landing and to:

**ENSUITE BATHROOM:** PVC double glazed obscure window to side, suite comprising bath with glazed splash screen door to side, vanity wash hand basin and low level WC, radiator, tiled splashbacks, door back to bedroom.

**REAR GARDEN:** A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line and privatise the property's border with access being given down to the side of the home and to the front drive.

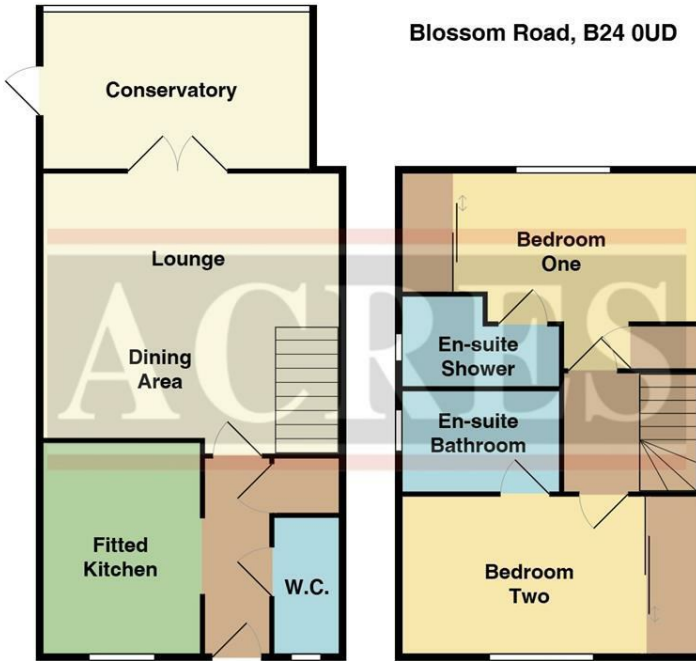


**TENURE:** We have been informed by the vendor that the property is Freehold  
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

**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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.