ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed, semi-detached family home
- Well-appointed shower room
- Spacious family lounge
- Fitted breakfast kitchen
- Attractive rear conservatory
- Guest cloakroom/WC
- Large single garage with electric garage door
- Multivehicle drive to fore
- Low-maintenance rear garden
- No onward chain

TYBURN ROAD, ERDINGTON, B24 0TE - OFFERS OVER £315,000

This three-bedroomed, semi-detached and freehold family home occupies a popular and sought-after position within Erdington, offering generous internal proportions alongside excellent potential for further development with the added benefit on no onward chain. Ideally suited to a wide range of purchasers, the property is well placed for extensive transport links, with readily-available bus services providing ease of commute to surrounding towns and Birmingham city centre. Local shopping amenities are close at hand, while broader retail and leisure facilities can be found in nearby towns, further enhancing the convenience of the location. The home benefits from gas central heating and PVC double glazing (both where specified), and has recently undergone minor internal redecoration, presenting an attractive opportunity for immediate occupation upon successful completion. Internal accommodation briefly comprises a welcoming entrance hall, guest cloakroom/WC, a comfortable family lounge, fitted breakfast kitchen and a rear conservatory providing additional living space. To the first floor are three beautifully proportioned bedrooms and a family shower room. Externally, the property is approached via an initial shared driveway leading to a private drive. An electric up-and-over garage door provides access to a substantial single garage. To the rear, paved areas lead onto a lawned garden, with timber fencing enclosing and privatising the boundaries, offering a pleasant outdoor space for families and entertaining. To fully appreciate the space, potential and location of the home on offer, early internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a tarmac shared drive giving access to a private drive area, access is gained into the accommodation via a renewed PVC double glazed obscure door into:

ENTRANCE HALL: Internal doors open to guest cloakroom / WC and family lounge, radiator.

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

FAMILY LOUNGE: 15’04 x 13’09: PVC double glazed window to fore and to side, space for lounge suite, stairs off to first floor, door back to entrance hall and a glazed door opens to:

FITTED BREAKFAST KITCHEN: 13’08 x 9’06: PVC double glazed window to rear with French doors opening to conservatory, matching wall and base units with recesses for dishwasher, oven and fridge / freezer, edged work surface with one and a half stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, glazed door back to lounge, door to under stairs storage and garage.

REAR CONSERVATORY: 9’09 x 9’01: PVC double glazed windows and doors open to rear garden, French doors open back to fitted breakfast kitchen.

STAIRS & LANDING TO FIRST FLOOR: Doors open to three bedrooms, a shower room and cupboard.

BEDROOM ONE: 14’03 x 13’07: PVC double glazed window to fore and to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 13’08 x 12’07: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobes, radiator, door back to landing.

BEDROOM THREE: 10’07 x 7’00: PVC double glazed window to rear, space for bed and complementing suite, built-in wardrobes, radiator, door back to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising corner shower cubicle with glazed splash screen doors, low level WC and vanity wash hand basin, radiator, tiled and panelled splashbacks, door back to landing.

REAR GARDEN: Paving advances from the accommodation and leads to lawn, timber fencing lines and privatises the low-maintenance garden with access being given back into the accommodation via PVC double glazed doors into conservatory.

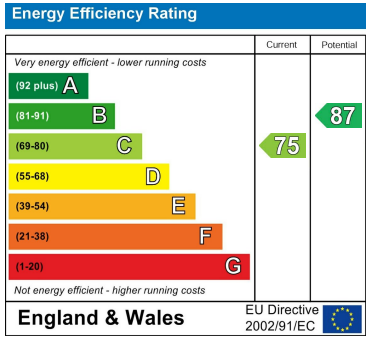
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

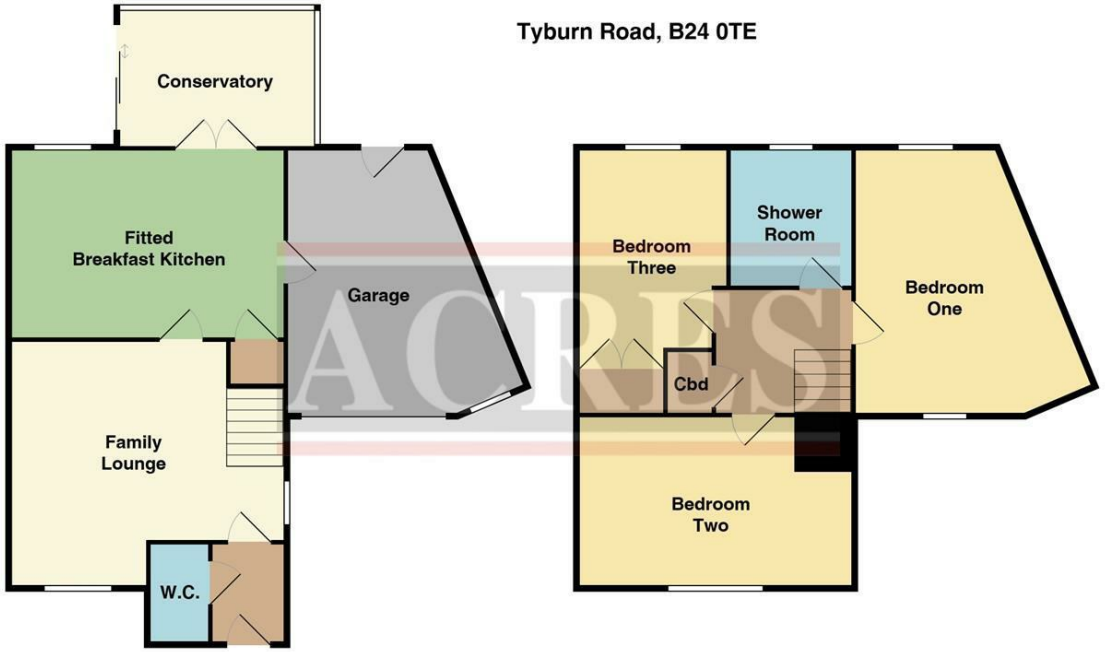
The Property Ombudsman

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: C **COUNCIL:** Birmingham City Council

VIEWING: Highly recommended via Acres on 0121 313 2888





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.