ACRES

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- Three bedroomed, extended and converted home
- Detached & freehold
- Family bathroom
- Spacious family lounge
- Guest cloakroom/WC to ground floor
- Fitted kitchen
- Multivehicle drive to fore
- Private and mature rear garden
- Close to local amenities
- Well-placed for connectivity

WOODWAY, ERDINGTON, B24 0AH - O.I.R.O £290,000

Occupying a sought-after position in Erdington, this deceptively spacious, detached and extended three-bedroom freehold family home presents an excellent opportunity for purchasers seeking a property with scope to further enhance, modernise or convert, subject to the necessary planning permissions. Ideally situated within walking distance of a wide range of everyday amenities, shopping facilities, cafés and restaurants in both Erdington and Wylde Green, the property also benefits from excellent transport links. Frequent nearby bus services provide convenient access to Sutton Coldfield and Birmingham City Centre, while the area is served by a selection of well-regarded schools, making this an ideal home for growing families. Benefitting from gas central heating and PVC double glazing (both where specified), the well-proportioned internal accommodation briefly comprises an enclosed porch leading into a welcoming entrance hall, guest cloakroom/W.C., a substantial family lounge and a fitted kitchen. To the first floor are three generous double bedrooms, all complemented by a fully appointed family bathroom. Externally, the property is approached via a block-paved driveway with a lawned foregarden to the side, providing access to a single garage. The rear garden offers a paved patio, ideal for outdoor entertaining, together with a well-maintained lawn, creating a pleasant space for families to enjoy. Offering spacious accommodation, excellent potential and a highly convenient location, this attractive family home is sure to appeal to a variety of buyers. Early internal inspection is strongly recommended to fully appreciate the size, versatility and opportunity this property has to offer. Please note that the stairlift will be removed before purchase/ upon completion. EPC Rating C.

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

PORCH: Obscure glazed window and door opens to:

ENTRANCE HALL: Obscure glazed double doors open to an extended family lounge, door to guest cloakroom / WC, stairs off to first floor.

EXTENDED FAMILY LOUNGE: 24’01 x 12’00: PVC double glazed windows and French doors open to the rear, space for complete lounge suite as well as dining table and chairs, radiators, glazed double doors open back to entrance hall and a further single door opens to:

FITTED KITCHEN: 10’09 x 6’09: PVC double glazed windows to rear having obscure glazed door to side, matching wall and base units with recesses for fridge, freezer, dishwasher, washing machine and oven, roll edged work surface with stainless steel sink drainer unit, extractor canopy over, tiled splashbacks, door back to family lounge.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to fore, suite comprising low level WC and wash hand basin, bi-folding door offers access to storage, door back to entrance hall.

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

BEDROOM ONE: 12’09 x 8’09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO:14’00 x 10’00: PVC double glazed window to fore, space for double bed and complementing suite, radiator, built-in over-stairs wardrobe, door back to landing.

BEDROOM THREE: 10’00 x 6’09: PVC double glazed window to fore, space for double bed and complementing suite, radiator, built-in over-stairs wardrobe, door back to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to rear and to side, suite comprising bath, pedestal wash hand basin, low level WC and step-in shower cubicle, tiled splashbacks, 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 border with access being given back into the home via an obscure glazed door to kitchen, access is also provided to:

SINGLE GARAGE: (please check suitability for your own vehicle): Up and over garage door to fore.

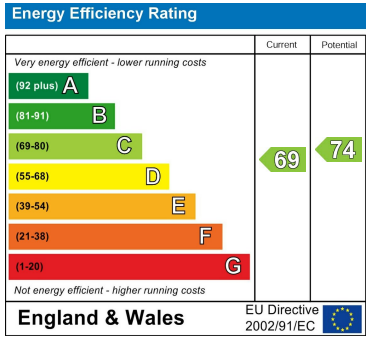
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

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: D COUNCIL: Birmingham City Council

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 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.