ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
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- Three bedroomed semi detached family home
- Family bathroom
- Delightful family lounge
- Bespoke built-in media unit
- Modern fitted kitchen
- Utility conversion with shower room & guest WC
- Beautiful, low maintenance rear garden with garden room
- Private driveway
- Sought-after location, ideal for commuting & facilities
- Well-regarded schooling nearby

TYBURN ROAD, ERDINGTON, B24 0TB - ASKING PRICE £325,000

An impressively updated and beautifully presented three-bedroom semi-detached family home, offered on a leasehold basis and providing an excellent opportunity for those seeking a property ready for immediate occupation. Situated on the edge of Erdington, close to the borders of Walmley and Pype Hayes, the location is particularly appealing. Comprehensive transport links provide ease of commute throughout the local area and beyond, making the property suitable for a wide variety of prospective purchasers. Benefitting from gas central heating and PVC double glazing, (both where specified), the accommodation briefly comprises: porch, entrance hall, delightful family lounge with a bespoke built-in media unit, downlights, electric fire and TV recess, rear dining room, fitted kitchen and a substantial garage conversion providing a utility area and guest cloakroom/WC. To the first floor are three well-proportioned bedrooms and a family bathroom. Externally, the property is approached via an initial shared driveway, leading to its own private driveway. The rear garden offers patio dining space, lawn and a sizeable garden room with a variety of potential uses. Combining excellent presentation, versatile accommodation and a convenient location, this is a superb family home ready to move straight into. To fully appreciate the property, an internal inspection is highly recommended. EPC Rating C.

Set back from the road behind a shared drive giving access to a private driveway for multiple vehicles, access is gained into the home via a PVC double glazed set of French doors into:

PORCH: PVC double glazed window to side, an obscure glazed door opens to:

ENTRANCE HALL: Stairs lead to first floor, radiator, door opens to:

FAMILY LOUNGE: 13’03 x 10’04: PVC double glazed window to fore, space for complete lounge suite, a built-in media unit offers recess for central television, a fitted electric living-flame effect fire, symmetrical shelving to sides, radiator, door back to entrance hall and an archway provides access to:

DINING AREA: 10’09 x 7’08: PVC double glazed French doors open to rear garden, space is provided for a dining table and chairs, radiator, access is provided back to lounge and door opens to:

FITTED KITCHEN: 10’08 x 7’06: PVC double glazed window to rear, matching wall and base units with recesses for dishwasher and fridge, integral oven, roll edged work surface with electric hob having extractor canopy over and a sink drainer unit, radiator, matching upstands, doors lead back to dining room and open to:

CONVERTED UTILITY: 17’03 x 4’07: PVC double glazed door to rear, having obscure glazed door opening to fore, with clear glazed window to side, matching wall and base units with recesses for freezer and washing machine, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, radiators, door opens back to kitchen and door opens to:

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle with glazed splash screen door, floating vanity wash hand basin and low level WC, tiled and panelled splashbacks, ladder style radiator, door opens back to utility.

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

BEDROOM ONE: 11’04 x 8’01: PVC double glazed window to fore, space for double bed and complementing suite, fitted wardrobe, radiator, door back to landing.

BEDROOM TWO: 10’11 x 8’09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 9’10 x 7’02: PVC double glazed window to fore, space for bed and complementing suite, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, PVC double glazed French doors open to:

GARDEN ROOM: 19’03 x 10’10: Electric is provided within, offering varying uses with PVC double glazed doors and windows overlooking garden.

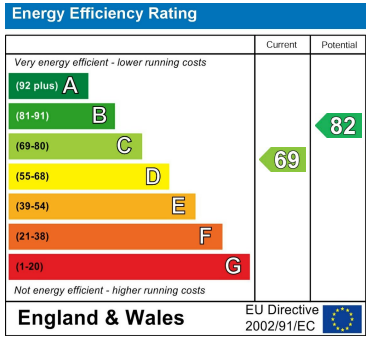
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Leasehold
(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



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.