

ACRES

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- Five bedrooomed, extended semi detached
- Well appointed family bathroom
- Spacious and extended rear lounge
- Fitted family kitchen
- Dedicated dining room
- Inner hall and wet room
- Porch and entrance hall
- Substantial multivehicle drive
- Low maintenance rear garden
- Excellent position close to amenities



KINGSBURY ROAD, ERDINGTON, B24 8QY - OFFERS OVER £450,000

Occupying a sought-after position on Kingsbury Road in the heart of Erdington, this substantial five-bedroomed, freehold, extended and converted semi-detached family home offers impressive proportions and versatile accommodation, ideal for growing families and a variety of prospective purchasers. Conveniently situated within walking distance of a wealth of local amenities, including shops, well-regarded schooling and readily available public transport links, the property also benefits from excellent access to major road networks, providing ease of commute to Birmingham City Centre, Sutton Coldfield and surrounding areas. Combining generous living space with a highly desirable location, this home presents an excellent opportunity for those seeking flexible family accommodation. Benefitting from gas central heating and PVC double glazing (both where specified), the spacious accommodation briefly comprises an enclosed porch, deep and welcoming entrance hall, versatile family room, extended rear lounge offering ample space for optional dining, a dedicated separate dining room, fitted kitchen, wet room and inner hall. To the first floor are four generously sized double bedrooms, two boasting attractive bay windows, together with a family bathroom. A winding staircase leads to the converted loft, providing a fifth double bedroom and completing the substantial internal accommodation. Externally, the property is approached via a multi-vehicle driveway providing ample off-road parking, whilst the rear garden is predominantly laid to paving, creating a low-maintenance outdoor space ideal for relaxing and entertaining. Offering excellent versatility, generous proportions and a convenient residential position, this impressive family home must be viewed internally to fully appreciate the accommodation on offer.

Set back from the road behind a multi vehicle block paved drive with planting beds to sides, access is gained into the accommodation via a PVC double glazed obscure door with windows to side and over, into:

PORCH: Space is provided to sides for storage, an internal obscure glazed door opens to:

ENTRANCE HALL: Internal doors open to a family room, a rear extended family lounge, fitted breakfast kitchen and dining room, space to under-stairs for storage, radiator, stairs off to first floor.

FAMILY ROOM: 14'06 (into bay) x 12'03 max / 11'02 min: PVC double glazed bay window to fore, space for complete lounge suite, radiator, gas coal-effect fire set upon a matching hearth with surround and mantel over, door back to entrance hall.

EXTENDED REAR FAMILY LOUNGE: 22'02 x 11'04: PVC double glazed French doors with windows to side open to rear garden, space is provided for a complete lounge suite as well as further furniture, gas coal-effect fire set upon a matching hearth having surround and mantel over, recessed ceiling downlights, door back to entrance hall.

DINING ROOM: 14'08 x 6'05: PVC double glazed window to fore, space for dining table and chairs, radiator, door back to entrance hall.

BREAKFAST KITCHEN: 14'03 x 8'05: PVC double glazed window to rear, matching wall and base units with recesses for Aga-style oven, washing machine, dryer and fridge / freezer, roll edged work surface with contrasting splashbacks, extractor canopy over, sink drainer unit, tiled flooring, radiator, door back to entrance hall and door to:

INNER HALL: PVC double glazed obscure door to rear, doors open to wet room and back to kitchen.

WET ROOM: PVC double glazed obscure window to rear, suite comprising low level WC and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to inner hall.

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

BEDROOM ONE: 14'06 (into bay) x 11'09 max / 11'04 min: PVC double glazed bay window to rear, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM TWO: 14'08 (into bay) x 11'06 max / 11'04 min: PVC double glazed bay window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM THREE: 14'05 x 10'09 max / 7'08 min: PVC double glazed window to fore, space for double bed and complementing suite, radiator, door back to landing.

BEDROOM FIVE: 12'02 x 6'09: PVC double glazed window to rear, space for double bed and complementing suite, radiator, door back to landing.

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

STAIRS TO CONVERTED LOFT: A single door opens to:

BEDROOM FOUR: 14'00 x 12'03: Fakro skylights to fore and to rear, space for double bed and complementing suite, radiator, door to eaves storage and door back to stairs.

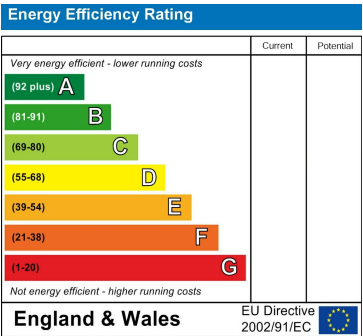
REAR GARDEN: A paved patio advances from the accommodation and provides a low-maintenance space.



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



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.