



- A lovely modern styled property
- Ideal location at the end of a cul-de-sac
- Entrance hall
- Generous family lounge
- Large stylish dining kitchen
- Three bedrooms
- Family Bathroom
- Fore garden offering multiple parking space
- long garage with utility area to far rear
- Generous garden with artificial lawn and patio areas



WALSH GROVE, ERDINGTON, B23 5XE - OFFERS IN EXCESS OF £265,000

This is a lovely modern styled freehold property that is ideally located on a very popular residential development. Situated in a lovely private spot at the end of the cul-de-sac this interiors of this property include an entrance hall, lovely generous living room and a superb breakfast kitchen with a comprehensive range of white units. To the first floor are three excellent bedrooms and bathroom with a white suite. Outside is a fore garden offering multiple parking space and to the rear is a well sized garden with artificial lawn and patio areas. This property offers no upward chain. This property will be a lovely family home Council tax band C EPC C.

Access is via a fore garden with multiple parking spaces

CANOPY PORCH Double glazed reception door into

HALLWAY Radiator, staircase to first floor and door into

LOUNGE 12'8" x 12'2" max 10'6" min Double glazed window to front, radiator, grey toned flooring, doorway to

BREAKFAST KITCHEN 15'6" x 9'7" Having a range of white units to include drawer, base and eye level cupboards, marble effect work surfaces and island/breakfast bar, four ring electric hob, fitted electric oven and microwave, one and half bowl sink and drainer, space for fridge, double glazed window to rear and double glazed double doors, radiator, door into understairs storage, continuation of the grey toned floor, door out to

GARAGE/UTILITY 24'2" max x 9'3" (please check the suitability of this garage for your own vehicle) Up and over door to front, light and power, to rear are base and wall units, stainless steel sink and drainer, space and plumbing for washing machine, space for American style fridge freezer, wall mounted gas central heating boiler, double glazed window and door to garden, timber floor to utility area, wall mounted electric heater

FIRST FLOOR LANDING Double glazed opaque window, slimline electric heater, access to loft space, door into storage cupboard and doors into

BEDROOM ONE 11'3" min 13'8" max into wardrobes x 8'5" max (plus door well) An excellent double bedroom with fitted wardrobes, dressing table, bed side cabinets and chest of drawers, double glazed window to front, radiator

BEDROOM TWO 8'10" x 8'6" Double glazed window to front, radiator

BEDROOM THREE 8'00" x 6'10" (less stairwell) Double glazed window to front, radiator

BATHROOM White suite including corner bath with shower above, wash hand basin set into a vanity unit, close coupled WC, tiling to walls and floor, double glazed opaque window, spotlights to ceiling, chrome ladder style radiator/towel rail

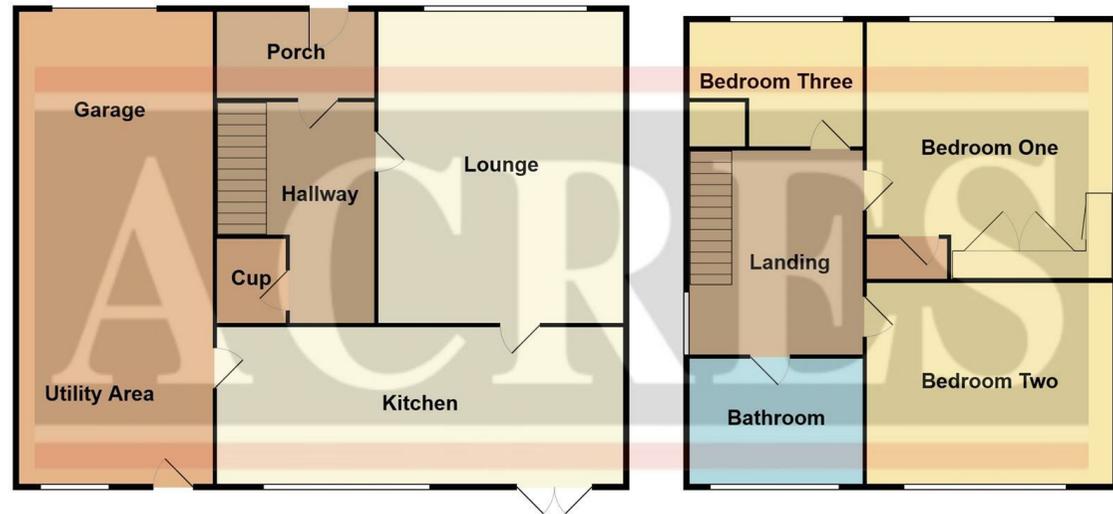
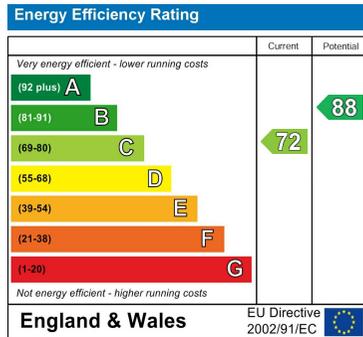
REAR GARDEN A generous easy to maintain garden with patio to fore and artificial lawn



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 : C

VIEWING: Highly recommended via Acres on 0121 321 2101



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 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.