



- Well presented property
- Spacious lounge/dining room
- Fitted kitchen
- Separate utility room
- Three Bedrooms
- Modern shower room
- Block paved driveway
- Internal viewing is highly recommended
- Ideal purchase for first time buyers, families or downsizers
- Conveniently located close to schools, shops and local amenities



CHARLECOTE DRIVE, ERDINGTON, B23 5JT - OFFERS AROUND £240,000

Situated in a popular residential location, this well presented three bedroom property is conveniently positioned close to a range of well regarded schools, local amenities and excellent transport links, making it an ideal purchase for families, first time buyers or those looking to downsize. The property benefits from off road parking to the front and a private rear garden, offering comfortable living both inside and out. Internally the home is well maintained throughout and offers a practical layout, briefly comprising a welcoming porch, fitted kitchen, useful utility room and a spacious lounge/dining room with French doors opening onto the rear garden. To the first floor are three bedrooms and a modern shower room, making this an ideal home ready for a new owner to move straight into.

Accessed via a block paved driveway providing off road parking for two vehicles and leading to:

PORCH: Composite front entrance door with obscure double glazed panels to the centre, obscure PVC double glazed windows to the side and leading through to:

KITCHEN: 9'07 x 9'08 PVC double glazed window to front, stainless steel sink and drainer set into roll top work surfaces with matching base and wall units and drawers, integrated electric oven with four ring gas hob and extractor hood over, integrated dishwasher, tiled splashbacks, laminate flooring, radiator and further doors leading to:

UTILITY ROOM: 10'10 x 7'11 Sink set into roll top work surfaces with matching base and wall units, space and plumbing for washing machine, space for tumble dryer, space for fridge freezer and laminate flooring.

LOUNGE / DINING ROOM: 17'11 max x 16'09 min x 11'06 PVC double glazed window to rear, PVC double glazed French doors to rear with PVC double glazed windows to either side, two radiators, inset fireplace with electric coal effect fire, laminate flooring, ample space for both lounge and dining furniture and stairs rising to the first floor landing.

LANDING: Loft access point and doors leading to:

BEDROOM ONE: 12'03 x 11'02 PVC double glazed window to rear and radiator.

BEDROOM TWO: 10'03 x 11'01 PVC double glazed window to front and radiator.

BEDROOM THREE: 6'05 x 5'09 min PVC double glazed window to front, radiator and built in storage cupboard.

SHOWER ROOM: Obscure PVC double glazed window to rear, enclosed corner shower unit, low flushing WC, hand wash basin set in vanity unit and chrome ladder style radiator.

GARDEN: Paved patio seating area leading to a lawned garden with planted border to one side and fencing to all boundaries.



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: B **COUNCIL:**

VIEWING: Highly recommended via Acres on 0121 321 2101

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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.