



- Two good bedrooms
- Outstanding first floor shower room
- Additional well appointed ground floor shower room/ guest wc
- Attractive lounge with fire place
- Separate dining room with fireplace
- Comprehensively fitted breakfast kitchen with integrated appliance's
- Rear garden with garden room/ home office
- Off road parking
- Much improved and well presented



**SOMERSET ROAD, ERDINGTON, B23 6NJ - OFFERS AROUND £240,000**

This well presented, greatly improved, deceptively spacious, free hold town house is set in a central, convenient location close to local shops, schooling, and public transport facilities, including access to the cross-city rail line. Complimented by gas central heating and having pvc double glazing (both where specified), the property has undergone significant renovation to provide a contemporary, well presented, and much improved home. Briefly comprising: Enclosed porch, reception hall, rear lounge, dining room both having fireplaces, comprehensively fitted kitchen having a range of integrated appliances, well appointed ground floor shower room / guest wc. To the first floor there are two bedrooms together with an outstanding, contemporary shower room. A low maintenance rear garden leads to rear garden room or potential home office. To fully appreciate the property on offer its hosts of features improvements and spacious proportions we highly recommend an internal inspection. Council tax band B

Set back from the roadway behind a block paved driveway access is gained to the property via a multi locking door opening to

**FULLY ENCLOSED PORCH:** Door to

**RECEPTION HALL:** Radiator

**DINING ROOM:** 13'07" max 11'03" min 9'00" max 7'08" min Pvc double glazed square bay window to front, radiator, marble hearth and recess having inset coal effect living flame gas fire with fire surround, side double base unit with shelving over.

**INNER HALLWAY:** Having storage/ coat hanging area, opening to

**ATTRACTIVE LOUNGE:** 12'03" x 12'03" max x 11'03" Pvc double glazed window to rear, marble hearth and recess with wooden fire surround, central fire grate, side base unit, radiator

**FITTED KITCHEN:** 13'03" x 6'08" Pvc double glazed window and half double glazed door to side, one and a half bowl sink unit set into granite styled worksurfaces having tiled splashbacks, there are a range of high gloss handleless units to both base and wall level including drawers, LED feature lighting, integrated fridge, freezer and dishwasher, radiator

**SHOWER ROOM / GUEST WC:** Pvc double glazed obscure window to side, matching white vanity hand wash basin with base unit underneath, low flushing wc, enclosed deep shower cubicle with glazed splash screen, contemporary tiling to walls and floor, ladder style radiator. Built In cupboard, housing plumbing for washing machine with space above for dryer

**STAIRS TO LANDING:** Radiator

**BEDROOM ONE:** 12'03 max 11'01" min x 11'03" Two pvc double glazed windows to front, double radiator, built in storage cupboard/ wardrobes

**BEDROOM TWO:** 12'04" x 9'04" Pvc double glazed window to side, double radiator

**WELL APPOINTED SHOWER ROOM:** Pvc double glazed obscure window to rear, matching well appointed white suite comprising wide vanity wash hand basin with double base units underneath, low flushing wc, deep walk-in shower with side splash screen, contemporary feature tiling to walls and floor, two chrome radiators. Linen cupboard

**OUTSIDE:** Paved patio area to a lawned style garden with pathway leading to

**REAR GARDEN ROOM/ POTENTIAL HOME OFFICE:** 11'00" x 8'00" Pvc double glazed windows and door to garden, wood laminate flooring, fitted bar, internal lights and power points



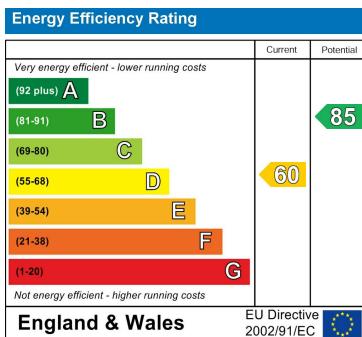
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TENURE:

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 : B

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.