

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Impressive, three bedroom town house
- \* Master bedroom with ensuite shower room
- \* Superb, fitted family bathroom
- \* Attractive and sizeable lounge with space for dining
- \* Fitted family kitchen
- \* Utility and guest cloakroom / shower room
- \* Deep and welcoming entrance hall
- \* Single, considerable garage
- \* Tarmac drive
- \* Sought-after, central location



***42 CAMPION GARDENS, ERDINGTON, B24 0HF ~ Offers Over £270,000***

Enviably-placed at the end of a modern-built development, this delightfully-maintained, stylish yet neutral family home offers deceiving living proportions together with sought-after, prime and central positioning. The local area benefits from a range of excellent educational opportunities for all ages, parks, public houses and convenience stores. Further comprehensive shopping facilities can be found via a short drive to Wylde Green, The Fort shopping park and Sutton Coldfield town centre. Readily available bus services can be obtained on Chester Road, playing host to a cross-city rail line with direct access into Birmingham New Street. Set across three floors, this truly attractive town house benefits from the provision of gas central heating and PVC double glazing (both where specified); with the internal rooms comprising; deep and welcoming entrance hall, doors on the ground floor give access to a single bedroom, utility, shower room and under-stairs storage. Stairs lead to the first floor with doors to an appealing and spacious lounge, access is given into a fitted kitchen; stairs to the second floor provide doors into a master bedroom benefitting from a well-appointed ensuite shower room, a second double bedroom and a superb family bathroom. Externally, block-paved driving leads to the accommodation with a tarmac drive and gravel to side; access is provided into a single garage. To the rear, an attractive patio area leads from utility and advances to lawn, timber fencing lines the perimeter. To fully appreciate the accommodation on offer, its standard and vast living space, we highly recommend internal inspection. Council Tax Band C, EPC Rating D

Set back from the road behind a tarmac drive with gravel to side, paved path gives access into the accommodation via a double glazed door into:

**ENTRANCE HALL:** Doors radiate to bedroom, utility and shower room, half door to under-stairs storage, stairs off to first floor

**BEDROOM THREE: 9'1 x 7'8:** PVC double glazed window to rear, space for free-standing wardrobe, radiator, space for single bed and door to hall

**UTILITY: 6'2 x 5'2:** Double glazed door to rear patio, recess for washer / dryer, roll-edged work surfaces with stainless steel sink drainer unit, radiator, tiled splashbacks, door back to hall

**SHOWER ROOM:** Suite comprising low level WC, pedestal wash hand basin and shower cubicle with bi-fold door, radiator, tiled splashbacks, door to hall

**STAIRS TO FIRST FLOOR:** Door gives access to lounge and access given into kitchen

**FAMILY LOUNGE: 16'7 x 14'4 (max):** PVC double glazed window to rear, radiator, space for dining table, door to landing

**KITCHEN: 8'2 x 7'8:** PVC double glazed window to fore, matching wall and base units with recesses for fridge / freezer and dishwasher, integrated oven, roll-edged work surfaces with four ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks, access back to hall

**STAIRS AND LANDING TO SECOND FLOOR:** Doors open to two bedrooms and a family bathroom

**BEDROOM ONE: 12'1 x 8'5:** PVC double glazed window to rear, radiator, built-in sliding mirrored wardrobes, doors to landing and to:

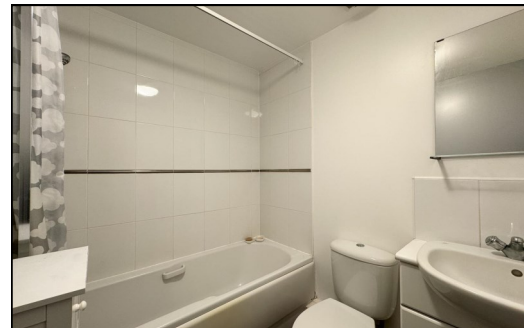
**ENSUITE SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising vanity wash hand basin, low level WC and shower cubicle with glazed bi-fold door, radiator, tiled splashbacks, door back to bedroom

**BEDROOM TWO: 14'4 x 11'1 (max) / 10'8 (min):** PVC double glazed window to fore, radiator, door to storage cupboard, door back to landing

**FAMILY BATHROOM:** Suite comprising bath, low level WC and vanity wash hand basin, radiator, tiled splashbacks, door to landing

**REAR GARDEN:** A paved patio advances to lawn having timber fences lining the perimeters, access is gained back into the accommodation via a double glazed door into utility

**GARAGE:** [\(Please check the suitability for your own vehicle use\)](#)



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



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.

**TENURE:** We have been informed by the vendors that the property is Freehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

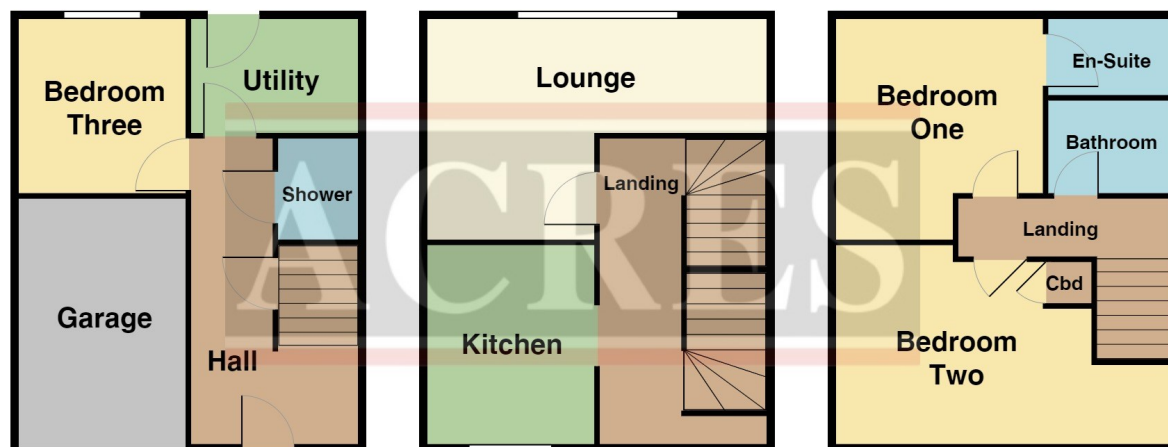
**COUNCIL TAX BAND:** C

**FIXTURES & FITTINGS:** As per sales details.

**VIEWING:** Recommended via Acres on 0121 313 2888



Campion Gardens, B24 0HF



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		