

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Delightfully comprised, two bedroomed semi detached family home
- \* Recently refitted, impressive bathroom
- \* Spacious and attractive lounge
- \* Appealing dining room with downstairs storage
- \* Fitted family kitchen
- \* Low maintenance rear garden
- \* Multivehicular block paved drive to fore
- \* Set in a sought-after location
- \* Close to local amenities and facilities
- \* Excellent commuter links in close proximity



***55 ELMFIELD AVENUE, ERDINGTON, B24 0QF ~ Offers around £240,000***

Beautifully presented throughout, this well-proportioned, freehold, two double bedrooomed semi detached family home is set upon a popular road in Pype Hayes bordering Walmley, and offers opportunity for full personalisation and conversion for its prospective purchasers. Daily essential shopping can be obtained at the end of the road, further comprehensive shopping is available in Walmley Village, Wylde Green and The Fort. Excellent educational opportunities for all ages fall in close proximity of the property's position and can be acquired by one of the many, readily available bus services that are frequent upon Eachelhurst Road. Public parks, a golf course, multiple public houses and even a yearly fair provide opportunity for entertainment and socialising. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), the appealing accommodation currently briefly comprises: Entrance hall, doors lead to a cosy and spacious family lounge, further doors from hall advance into a rear dining room and fitted kitchen. To the first floor, two double bedrooms are offered having space for a full bedroom suite, both of which are served by a recently refitted and superb, family bathroom. Externally, a multivehicular block paved drive gives access into the property, to the rear, paved patio boasts path and a well manicured lawn. To fully appreciate the accommodation on offer, its scope for customisation and further conversion, we highly recommend internal inspection.

Set back from the road behind a block paved drive having timber fencing to side, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

Doors give access to family lounge and dining room, stairs off to first floor, door back to front drive.

**FAMILY LOUNGE: 13'3 (into bay) x 12'3 (max) / 10'3 (min):**

PVC double glazed bay window to fore, radiator, coal-effect fire set upon a tiled hearth, space for a complete lounge suite, door back to hall.

**DINING ROOM: 12'5 x 9'5:**

Double glazed patio doors lead to rear having windows to side, radiator, double doors open to under stairs storage, space for dining table, door to hall and into:

**FITTED KITCHEN: 8'5 x 6'9:**

PVC double glazed door to rear patio having double glazed windows leading to side, matching wall and base units with recesses for washing machine, dryer and free-standing gas cooker, edged work surfaces with one and a half stainless steel sink drainer unit, tiled splashbacks, recessed downlights and door back to dining room.

**STAIRS & LANDING:**

Doors open to bedrooms one and two as well as a recently re-fitted family bathroom.

**BEDROOM ONE: 12'3 x 10'3:**

Double glazed windows to fore, radiator, space for double bed and complimenting bedroom suite, door to landing.

**BEDROOM TWO: 12'4 x 8'11:**

Double glazed window to rear, radiator, space for double bed and complimenting bedroom suite, door to landing.

**RENEWED & IMPROVED FAMILY BATHROOM:**

PVC double glazed obscure window to side, suite comprising bath having pane-style splash screen to side, low level WC and floating wash hand basin, tiled splashbacks, ladder style radiator, door to landing.

**REAR GARDEN:**

Paved patio gives access to path and advances to lawn, mature shrubs and bushes line the perimeter with access being given to a timber rear shed, access is gained back into the accommodation via a PVC double glazed door into kitchen and double glazed patio doors into dining room.



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)

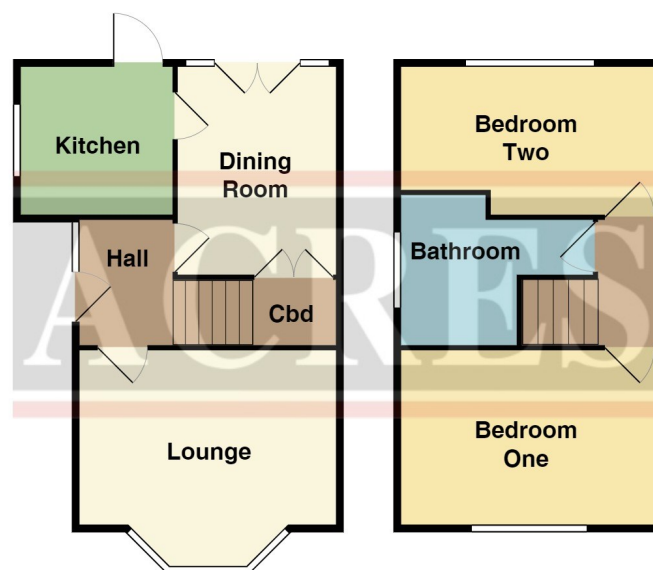
**COUNCIL TAX BAND:** B

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

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



Elmfield Avenue, B24 0QF



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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