

ACRES

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- * Deceptively spacious, three double bedroomed semi detached
- * Impressive family bathroom
- * Substantial lounge through dining room
- * Appealing rear conservatory
- * Delightful fitted breakfast kitchen
- * Expansive side utility with guest WC
- * Multivehicular tarmac drive with single integral garage
- * Private and mature rear garden
- * No upward chain
- * Opportunity and scope for redevelopment (stpp)



49 CHESTNUT DRIVE, ERDINGTON, B24 0DP ~ Offers around £375,000

Vastly deceptive from its initial exterior aspect & offering no upward chain, this delightfully presented, well maintained and extended, freehold family home offers unrivalled scope for personalisation and development, together with uncompromising internal living proportions. Set enviably on this wealthy plot, access to well-regarded educational opportunities can be found in proximity, together with local shopping amenities and facilities in Erdington, Wylde Green and Sutton Coldfield. Further comprehensive shopping and social ventures can be obtained via one of the many, readily available bus services upon Holly Lane, and disperse to Birmingham city centre. Public parks, houses and even a leisure centre are just a few boastful advantages to the property's location. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), interior and exterior condition allows for immediate move-in for prospective purchasers before full individuality can be bestowed. Currently, internal offerings comprise: deep and welcoming entrance hall, doors open to a considerable family lounge leading to dining room and rear conservatory, an attractive fitted breakfast kitchen with pantry, a single door opens to side utility providing a guest cloakroom/WC. To the first floor, three double bedrooms allow for double beds and complete bedroom suites, all rooms are serviced by an imposing family bathroom. Externally, a multivehicular paved drive leads to the accommodation having a 50/50 split door opening to garage; to the rear, paving continues with integral lighting to a brick wall, lawn, mature shrubs and bushes line the perimeter with access being gained back into the property through utility and conservatory. To fully appreciate the accommodation on offer, we highly recommend internal inspection. EPC Rating C.

Set back from the road behind a multivehicular paved drive, a canopy style porch provides shelter with access into the accommodation via a wooden, double glazed and obscure door with windows to side into:

ENTRANCE HALL: Doors lead to family lounge, fitted breakfast kitchen and storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 11'09" x 11'00" (max): PVC double glazed, leaded bay window to fore, gas, coal-effect fire set upon a matching hearth, surround and mantle, curved radiator under bay window, door to hall, access is given into:

DINING ROOM: 12'02" x 10'10": PVC double glazed windows and French doors lead to rear conservatory, space for dining table, radiator, access back to lounge.

REAR CONSERVATORY: 13'00" x 10'03": PVC double glazed windows and patio doors lead to rear garden, double glazed oval window leads to kitchen, radiator, doors back to dining room.

FITTED BREAKFAST KITCHEN: 17'02" x 7'09": PVC double glazed windows to rear garden, matching wall and base units with recess for freestanding fridge/freezer and dishwasher, integrated oven with grill over, edged work surfaces having five ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, space for breakfast table, door to hall and pantry, glazed obscure wooden door opens to:

SIDE UTILITY: 19'08" x 7'11" (max) / 4'0" (min): PVC double glazed doors lead to rear garden, space is provided beneath a roll edged work surface for dryer, a wall mounted Belfast sink is provided with tiled splashbacks behind, further access to edged work surfaces providing stacked washing machine and further freezer, double glazed skylight over, doors to garage, storage and:

GUEST WC: Having low level WC, door back to utility.

STAIRS & LANDING: PVC double glazed, obscure window to side, doors lead to three bedrooms and a family bathroom.

BEDROOM ONE: 14'08" (into bay) x 11'08" (max) / 8'11 (min): PVC double glazed leaded bay window to fore, radiator, fitted corner wardrobes, door to landing.

BEDROOM TWO: 12'03" x 8'11": PVC double glazed window to rear, fitted wardrobes, radiator, door to landing.

BEDROOM THREE: 12'08" x 11'09" (max) / 7'11" (min): PVC double glazed leaded window to fore, radiator, further glazed window to rear, door to landing.

FAMILY BATHROOM: PVC double glazed obscure windows to rear and to side, suite comprising corner bath, low level WC and pedestal wash hand basin, radiator, tiled splashbacks, door to landing.

REAR GARDEN: Paved patio leads from the accommodation and advances to lawn, mature shrubs and bushes line the perimeters.

GARAGE: (Please check suitability for your own vehicle): door leads to utility and 50/50 split door to drive.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



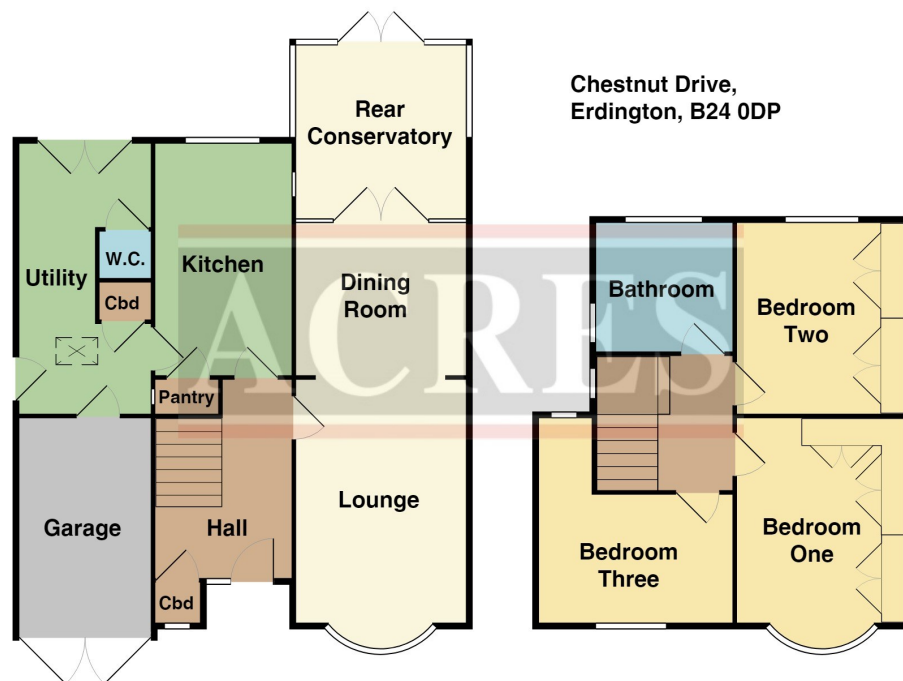
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	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.