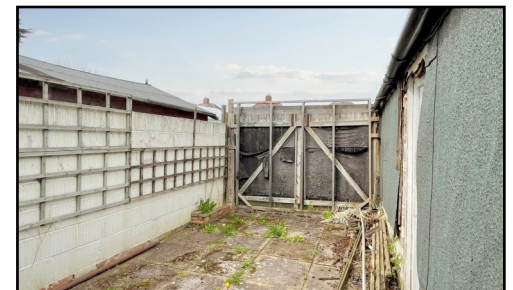


# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- Delightfully composed, three bed roomed semi detached home
- Renewed shower room & separate w.c.
- Attractive family lounge through rear dining room
- Fitted kitchen having understairs pantry
- Rear veranda & W.C.
- Mature, well stocked front garden
- Imposing rear garden with garage & off-road parking
- Sought after position & location
- Close to local amenities
- No onward chain



***114 WOODLANDS FARM ROAD, ERDINGTON, B24 0PQ ~ Offers around £250,000***

A delightful example of a three bedroomed, freehold semi detached family home on the border of Erdington and Walmley, providing off road parking to rear and scope for complete modernisation and personalisation. Positioned on an enviable plot, excellent educational opportunities fall within catchment of the properties location with shopping amenities and facilities being accessible at the end of the road. Eachelhurst Road provides ease of commute to surrounding towns and city centre locations, and further benefits include readily available bus services, a public park and golf course. Complimented by gas central heating and pvc double glazing (both where specified), the attractive home makes an ideal purchase for those looking to customise and enjoy the deceptive living proportions throughout. Briefly comprising deep and welcoming entrance hall, family lounge with bay window to fore giving access to a rear dining room, fitted kitchen having understairs pantry, rear veranda and w.c.. To the first floor, three imposing bedrooms are offered, the master and second benefitting fitted wardrobes, all rooms are serviced by a renewed shower room and separate w.c.. Externally, a mature, well stocked front garden is offered with the rear continuing this and being portioned by an array of picket fencing and paving. Access is provided to a rear garage and drive, both of which are obtained via an off road track. To fully appreciate the home on offer and its interesting opportunity for conversion, we highly recommend internal inspection.

Set back from the road behind a block paved garden having a variety of shrubs, bushes and trees, access is gained into the accommodation via a PVC double glazed obscure door with windows to side and over, into:

**PORCH:** A further internal glazed door opens into:

**ENTRANCE HALL:** Doors open to a fitted breakfast kitchen and family lounge, stairs off to first floor, radiator.

**FAMILY LOUNGE: 14'3 x 11'8:** PVC double glazed bay window to fore, a living-flame and coal-effect gas fire set upon a tiled hearth having brick surround and wooden mantel over, matching inset shelving is given to sides, a curved radiator beneath bay window, door leads back to entrance hall and obscure glazed bi-folding double doors open into:

**REAR DINING ROOM: 12'2 x 10'3:** PVC double glazed window leads into rear veranda, an electric coal-effect living-flame fire set on a wooden hearth having matching surround and mantel over, radiator, obscure glazed bi-folding double doors open to lounge and a single door gives access into:

**FITTED KITCHEN: 11'9 x 7'3 (max):** PVC double glazed windows lead to rear conservatory having an obscure double glazed door to side, matching wall and base units with glazed eye-level units, recesses for free-standing fridge / freezer and cooker having extractor canopy over, roll edged work surfaces with inset sink drainer unit, tiled splashbacks, an obscure glazed door opens back to entrance hall, having door to dining room, a bi-folding door opens to under stairs storage area.

**VERANDA: 15'1 x 10'8 (max) / 4'3 (min):** PVC double glazed windows and door lead to rear, with further PVC double glazed windows leading into dining room and kitchen, obscure glazed door opens to kitchen and obscure glazed doors open to side of property. A single base unit offers sink drainer area and a door opens into:

**WC:** Having electrically operated night storage heater, low level WC, window and door leads back to veranda.

**STAIRS & LANDING:** PVC double glazed obscure window to side, doors open to three bedrooms, a family shower room and WC.

**BEDROOM ONE: 14'3 x 9'2:** PVC double glazed bay window to fore, built-in sliding mirrored wardrobes, radiator, door back to landing.

**BEDROOM TWO: 12'2 x 9'1:** PVC double glazed window to rear, built-in wardrobes, radiator, door back to landing.

**BEDROOM THREE: 7'5 x 7'3:** PVC double glazed window to fore, radiator, door back to landing.

**SHOWER ROOM:** PVC double glazed obscure window to rear, suite comprising step-in corner shower cubicle with glazed curved sliding doors and pedestal wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

**WC:** PVC double glazed obscure window to side, low level WC, door back to landing.

**REAR GARDEN:** Paved patio leads from veranda and advances to a picket garden fence, mature shrubs, bushes and trees privatise and line the property's perimeter, having a variety of gravel, block paving and artificial turf leading to a rear garage.

**GARAGE: 18'0 x 10'4: (Please check the suitability for your own vehicle use)** Having storage overhead and windows to side and rear, double doors and a single door open to an off-road track area, space is provided to the side of the garage having the potential for a 50:50 wooden gate opening to a drive.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



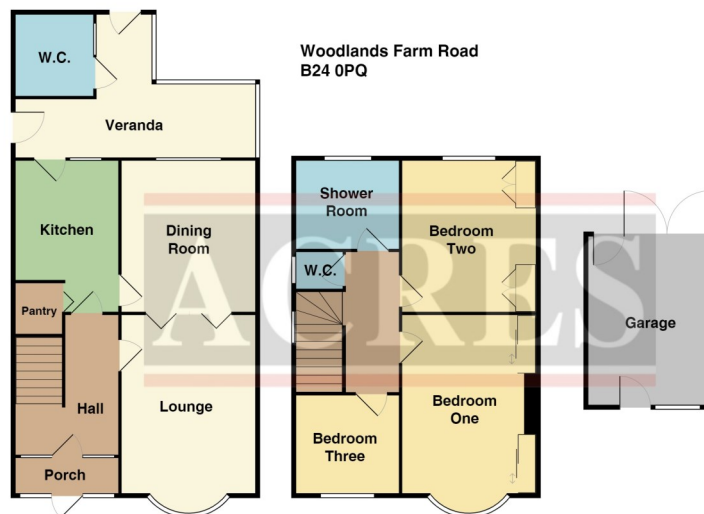
Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

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

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



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		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		