

ACRES

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



- * Beautifully presented, three bedroomed semi detached home
- * Superb family shower room with under floor heating
- * Sizeable family lounge through rear dining room
- * Impressive fitted kitchen with renewed combi boiler
- * Attractive guest cloakroom/WC & single garage
- * Multivehicular block paved drive
- * Rear garden with paving and lawn
- * Set close to a range of shopping amenities
- * Opportunity for personalisation and further modernisation
- * Excellent commuter links



VICTORIA ROAD, ERDINGTON, B23 7LR ~ Offers Over £245,000

Standing proudly off the main road yet being impressively eye-catching from its initial exterior aspect, this deceptively spacious and attractively composed, freehold, semi detached and three bedroomed family home offers scope for further customisation, together with up-to-date, modern and contemporary design throughout. Access to local shopping amenities can be obtained just a short walk from the home's position, offering a variety of fresh produce and daily essentials. The cross city rail line is found at Gravelly Hill and readily available bus services provide ease of commute to surrounding town and city centre locations. Educational opportunities surround the local area and creates suitability for an abundance of prospective purchasers. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), under floor heating in the family shower room, a recently renewed combination boiler and comprehensive security to the home are just a few updated benefits and ensures peace of mind, as well as complete privacy. Currently briefly comprising: porch, deep and welcoming entrance hall, glazed doors open to a sizeable family lounge through rear dining space, and a superb fitted kitchen, unglazed doors lead to a guest cloakroom/WC and understairs storage. To the first floor, three well-proportioned bedrooms are offered with the master and second boasting fitted, sliding wardrobes, all rooms are serviced by a stunning shower room. Externally, a multivehicular block paved drive is offered to fore, to the rear, block paving continues and leads to lawn with access being gained back into the property via PVC double glazed doors to kitchen and diner. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATNG E.

Set back from the road behind a multi vehicular block paved drive with lawn and mature, well-manicured shrubs and bushes to side, access is gained into the accommodation via a PVC glazed composite door with windows to side into:

PORCH: PVC double glazed obscure door with windows to side gives access into:

ENTRANCE HALL: Doors open to understairs storage and guest cloakroom / WC, glazed doors open to sizeable lounge / dining room and a fitted kitchen, stairs off to first floor, radiator.

FAMILY LOUNGE: 12'11 x 11'0: PVC double glazed bow window to fore, radiator, glazed door to hall and access is given into:

REAR DINING ROOM: 12'9 x 11'5: PVC double glazed patio door to rear, electric burnt-log-effect fire set on a granite hearth, having matching surround and wooden mantel over, access is provided back to lounge.

FITTED KITCHEN: 12'6 x 9'6: PVC double glazed windows to rear having door to side, matching high-gloss wall and base units with integrated oven having pocket sliding door below and a multi-combination grill, oven and microwave over, dishwasher and fridge / freezer with opportunity for integral washing machine, edged work surfaces with five ring gas hob and extractor canopy over, one and a half stainless steel sink drainer unit, tiled splashbacks and flooring, radiator, glazed door leads back to hall.

GUEST CLOAKROOM / W.C: PVC double glazed obscure window to garage, suite comprising low level WC and vanity wash hand basin, tiled splashbacks, door back to hall.

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

BEDROOM ONE: 12'10 x 9'2: PVC double glazed window to rear, built-in sliding mirrored wardrobes and complimenting overhead storage with recessed middle for bed, radiator, door to landing.

BEDROOM TWO: 11'2 x 10'11: PVC double glazed window to fore, built-in sliding wardrobes having overhead storage, radiator, door to landing.

BEDROOM THREE: 9'2 x 8'0: PVC double glazed window to fore, radiator, door to landing.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising walk-in shower with glazed sliding splash screen door, bidet, low level WC and floating vanity wash hand basin, tiled splashbacks and flooring having under-floor heating, ladder style radiator, door to landing.

REAR GARDEN: Block paving leads from the accommodation and advances to lawn, timber fencing lines the perimeters with access being gained back into the property via PVC double glazed door to kitchen and patio doors to dining room, further door leads to:

GARAGE: **(Please check the suitability for your own vehicle use)** Up and over garage door to fore.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



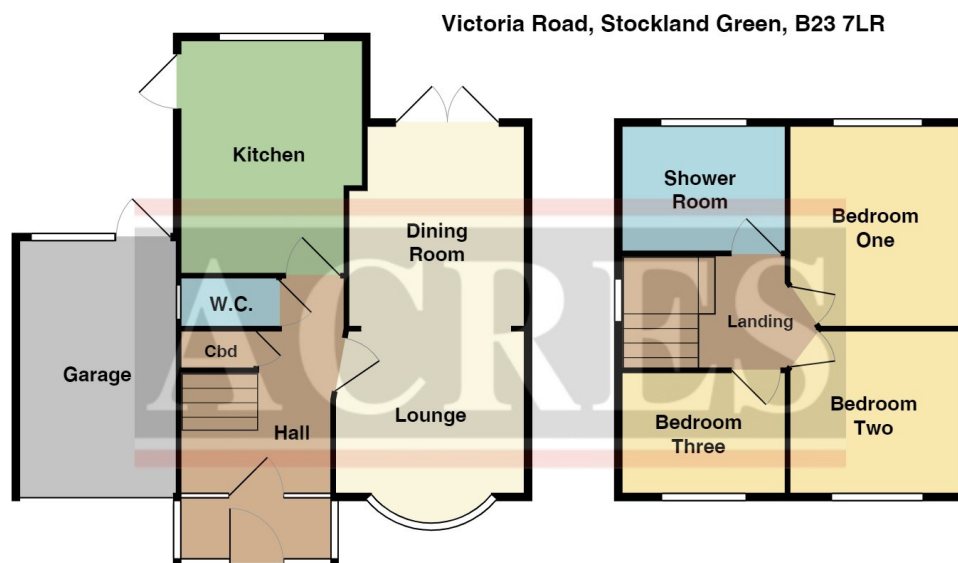
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



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		82 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		