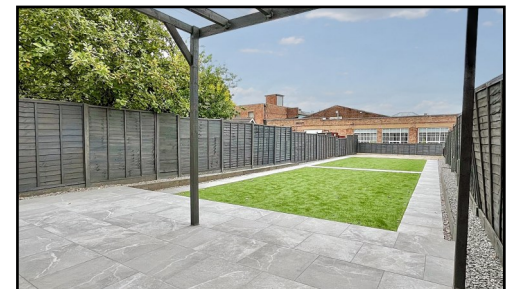


# ACRES

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



- Detached, three bedroomed & freehold family home
- Master boasting en-suite shower room
- Well-appointed family bathroom
- Considerable lounge through dining space
- Superb fitted kitchen with integrated appliances
- Office/study through a converted rear garage
- Guest cloakroom/WC & front store
- Cobble print multivehicle drive
- Low maintenance & impressive rear garden
- Excellent position close to amenities



***93 GUNTER ROAD, ERDINGTON, B24 0RY ~ Offers around £325,000***

An impressive opportunity is presented within this deceptively spacious and well composed, modernised, three bedroomed detached and freehold family home in Erdington, boasting an overhaul of internal as well as external upgrades, suitable for prospective purchasers. Placed ideally off the main road which provides ease of commute and transport to local surrounding towns, Sutton Coldfield offers an array of well-regarded educational opportunities for all ages. Shopping can be found just a short walk from the home's position, with further comprehensive daily essentials being obtainable in Walmley and Wylde Green. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), fitted shutter style blinds can be found throughout the property and where identified to befit the modern styling within. Internal rooms currently briefly comprise: Deep and welcoming entrance hall, glazed doors open to a superb fitted kitchen, considerable lounge through dining space and an office/study converted from the rear garage, an unglazed door opens to a guest cloakroom/WC. To the first floor, three double bedrooms are offered and all present fitted wardrobes, the master entertaining an en-suite shower room, all rooms are serviced by a family bathroom. Externally, a multivehicular cobble print drive leads into the accommodation, to the rear, renewed paving and previously raised ground height to the back of the garden now allows for low maintenance upkeep through artificial turf. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a multivehicular, cobble print drive having brick built pillars and metal picket style fencing, access is gained into the accommodation via a PVC double glazed obscure door into:

**ENTRANCE HALL:** Glazed doors open to a superb fitted kitchen, converted rear garage space now composing office/study, and a spacious lounge through dining area, an unglazed door opens to a guest cloakroom/WC, radiator.

**SPACIOUS LOUNGE THROUGH DINING AREA: 18'04" x 11'2":** PVC double glazed oval topped window to rear having fitted shutter style blinds over lower half, patio doors from dining space open to rear garden, an impressive media unit with side shelving to either side and inset spotlights, centre recess for television boasting a living flame, electric fire below, radiator, glazed door back to entrance hall, stairs off to first floor.

**SUPERB FITTED KITCHEN: 10'5" x 6'9":** PVC double glazed window to fore having fitted shutter style blinds over, matching high-gloss, handle-less wall and base units with a variety of cupboards and drawers, integrated appliances including dishwasher, oven with microwave over and fridge/freezer, edged work surface with matching upstands offering five-ring gas hob with extractor canopy over, sink drainer unit, kick board lighting, radiator, glazed door leads back to entrance hall.

**OFFICE/STUDY: 9'58" x 7'48":** PVC double glazed obscure door gives access to side of accommodation, opportunity for work stations, electrical access, door to front garage/store, glazed door back to entrance hall.

**GUEST CLOAKROOM/WC:** PVC double glazed obscure window to side having fitted shutter style blinds over, suite comprising low level WC and vanity wash hand basin, tiled splashback, door back to entrance hall.

**STAIRS AND LANDING:** PVC double glazed obscure window to side having fitted shutter style blinds over, doors open to three double bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE: 13'5" x 11'3":** PVC double glazed window to fore having fitted shutter style blinds over, space for double bed, corner wardrobe unit with complimenting dressing unit, radiator, door to landing and further door to:

**EN-SUITE SHOWER ROOM:** PVC double glazed obscure window to fore having fitted shutter blinds over, suite comprising step-in shower cubicle with glazed sliding door to side, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door back to bedroom.

**BEDROOM TWO: 9'8" x 9'5":** PVC double glazed window to rear having fitted shutter style blind over, fitted sliding door wardrobes, space for double bed, radiator, door back to landing.

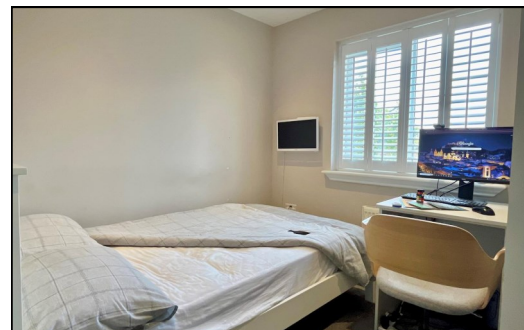
**BEDROOM THREE: 7'8" x 7'05":** PVC double glazed window to rear having fitted shutter style blind over, fitted sliding door wardrobes, space for double bed, radiator, door back to landing.

**BATHROOM:** PVC double glazed obscure window to side having fitted shutter style blind over, suite comprising bath with bifolding glazed splash screen door to side, low level WC and vanity wash hand basin, tiled splashbacks, radiator, door to landing.

**REAR GARDEN:** Meticulous attention to detail can be found after the current homeowners have raised the rear of the garden to align with the initial rear garden, allowing for low maintenance, tasteful neutral paving with canopy providing opportunity for dining advances to artificial turf.

**STORE:** Up & over garage door to fore, internal door opens to office/study.





FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE





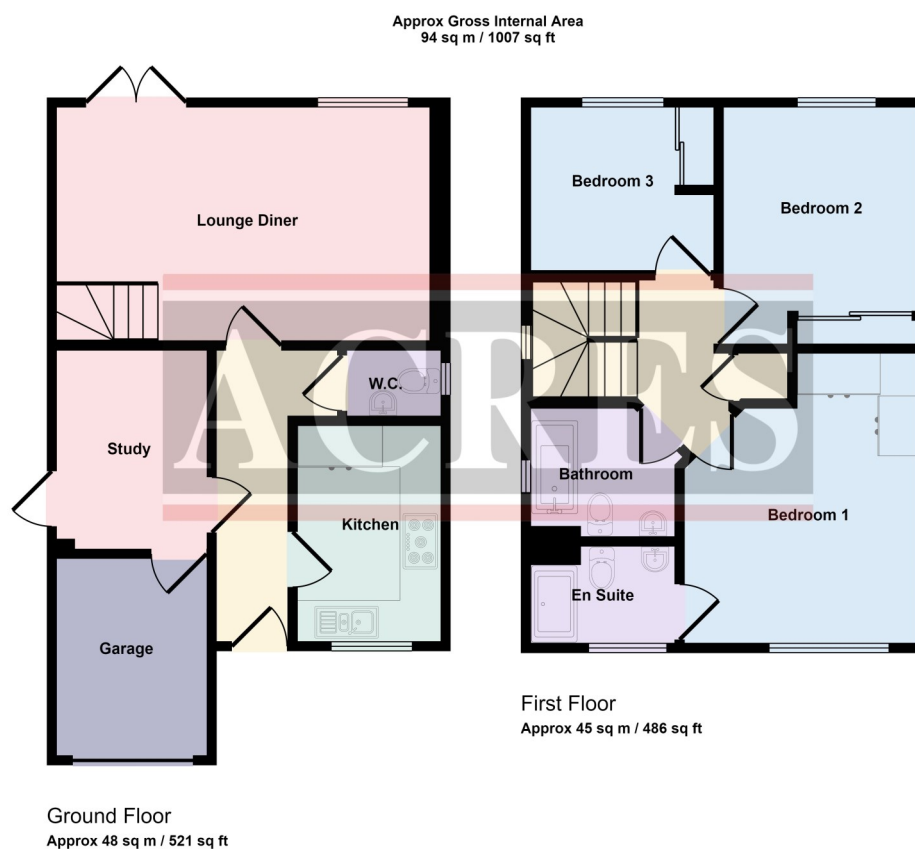
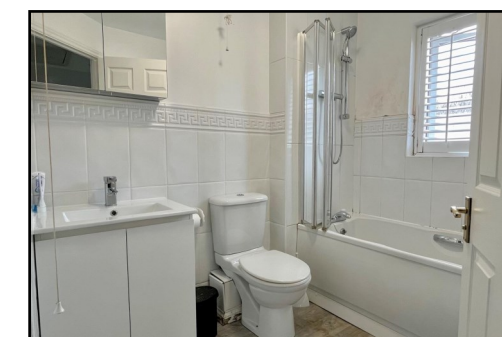
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.