

ACRES

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- Delightfully composed & extended, three bedroomed semi-detached family home
- Master boasting bay window to fore
- Attractive family bathroom
- Considerable lounge through dining space
- Impressive rear conservatory overlooking garden
- Extended fitted kitchen with utility space
- Multivehicular cobble print drive to fore
- Substantial rear garden offering significant garage & off-road access
- Set close to local amenities & facilities
- Opportunity for further personalisation



100 PADSTOW ROAD, ERDINGTON, B24 ONG - Offers Over £265,000

An excellent example of a pre WWII, semi detached and freehold family home in Erdington offering deceptive living proportions throughout with the opportunity of further internal customisation for prospective purchasers. Having been extended and modernised during its current tenure, immediate move in to the home upon completion is available and compliments the standard as to which the current vendors maintain the home. Local shopping amenities can be found within walking distance onto the famous Chester Road, further comprehensive retail therapy is obtainable in Walmley, Wylde Green & The Fort. Commuter links are in abundance upon the main road and provide ease of access to surrounding towns and city centres, the cross city rail line is granted at Chester Road Station. For those with schooling in mind, excellent education opportunities for all ages can be found locally to the home's position. Benefitting from the provision of gas central heating & PVC double glazing (both where specified), the extension together with a significant rear garage boasting off-road access are just a couple of highlights within this home. Currently briefly comprising: porch, deep and welcoming entrance hall, a substantial lounge through dining space leads to a rear conservatory, an attractive fitted kitchen extends to a utility area and rear garden. To the first floor, three well-proportioned bedrooms are available, the master showcasing bay window to fore, all rooms are serviced by a delightful bathroom. Externally, a multivehicular cobble print drive leads to the home, to the rear, a mixture of timber decking, lawn and paving advances to the rear garage having side door and metal up and over shutters. To fully appreciate the home on offer and its potential for personalisation, we highly recommend internal inspection. EPC Rating E.

Set back from the road behind a multivehicular cobble print drive having timber fencing to perimeters, access is gained into the accommodation via a PVC double glazed porch door with windows to side into:

PORCH: Space for boots storage, an internal obscure door opens to:

ENTRANCE HALL: Glazed double doors open into a considerable family lounge through dining space, door to extended kitchen, radiator, stairs off to first floor.

FAMILY LOUNGE THROUGH DINING SPACE: 23'9" x 10'4 (max): PVC double glazed bay window to fore, inset pebble-effect fireplace with metal surround, space for dining furniture and lounge suite, alcove with spotlights within, glazed double doors open back to hall and PVC double glazed windows and doors lead to:

REAR CONSERVATORY: 9'10" x 9'01": PVC double glazed windows and patio door to rear garden, under-floor heating, PVC double glazed double doors and windows lead back to lounge.

EXTENDED FITTED BREAKFAST KITCHEN: 21'00" x 11'00" (max): PVC double glazed window to rear garden, matching high-gloss wall and base units with integrated slim-line dishwasher and optional double oven, recesses for washing machine, dryer and freestanding fridge/freezer, roll edged work surfaces having one and a half stainless steel sink drainer unit, four ring electric hob having extractor canopy over, tiled splashbacks, radiator, access to understairs storage, PVC double glazed obscure door to fore and clear glazed door to rear, internal door back to hall.

STAIRS AND LANDING: PVC double glazed window to side, doors open to three bedrooms and a family bathroom.

BEDROOM ONE: 14'07 (into bay) x 9'5": PVC double glazed bay window to fore, space for double bed and complimenting suite, radiator, door back to landing.

BEDROOM TWO: 10'10" x 10'06": PVC double glazed window to rear, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 9'05" x 6'09": PVC double glazed window to fore, space for bed, overstairs storage, radiator, door back to landing.

BATHROOM: PVC double glazed obscure window to rear, suite comprising bath with glazed splash screen to side, low level WC and pedestal wash hand basin, ladder-style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: Timber decking leads from the accommodation and advances to lawn, paving surrounds the garden and provides access to a rear parking position, as well as garage with door to side and up and over metal gate. A metal double gate leads to a rear track.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



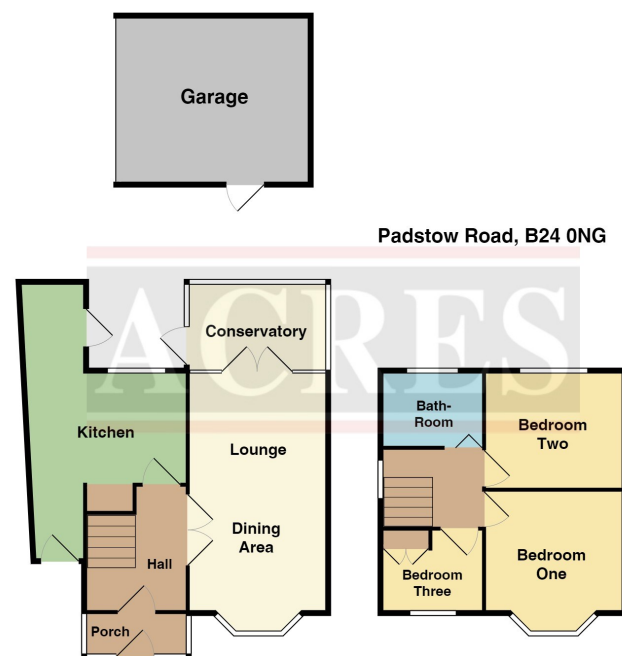
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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 | | 75 C |
| 55-68 | D | | |
| 39-54 | E | 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.