

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
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- \* Two bedroomed, semi detached leasehold home
- \* Master boasting en-suite shower room
- \* Well-appointed family bathroom
- \* Attractive family lounge to fore
- \* Impressively refitted kitchen through dining area
- \* One-in & one-out drive with lawn to side
- \* Delightful rear garden
- \* Excellent position close to amenities
- \* Leasehold of 96 years remaining
- \* Beautifully presented



***30, CRANWELL GROVE, ERDINGTON, B24 0RL ~ Offers around £220,000***



This beautifully presented two-bedroom, semi detached home offers the perfect blend of modern style and comfort, ideal for those seeking a well-proportioned living space with contemporary finishes. Situated close to major commuter links and public transport options, this home ensures easy access to surrounding areas, making it a great choice for busy professionals or those who value convenience. With its stylish interior and strategic location, this property provides a comfortable, contemporary lifestyle in an enviable position. Walking distance to shopping amenities, further comprehensive facilities are available in Walmley, Minworth and Wyld Green, providing a plethora of retail stores, parks and well-regarded schooling for all ages. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), a current leasehold term on the home stands at 96 years, internal updating as well as improvement is provided, with internal rooms currently briefly comprising: entrance hall, family lounge having window to fore and a refitted, breakfast kitchen through dining space with understairs storage. To the first floor, two well-proportioned, double bedrooms are offered with the master boasting en-suite shower room and fitted wardrobes, a family bathroom completes the first floor accommodation. Externally, a tarmac one-in, one-out drive with lawn to side leads to the home, to the rear, double patios together with well-manicured lawn provide entertaining and amusement spaces. To fully appreciate the home on offer, its opportunity for further modernisation yet current, attractive standards and proportions, we highly recommend internal inspection. EPC Rating - D.

Set back from the road behind a tarmac drive providing space for two cars, a side lawn with mature shrub and tree with metal fencing privatises the accommodation with access being gained into the property via a PVC double glazed obscure door into:

**ENTRANCE HALL:**

PVC double glazed obscure window to side, radiator, stairs off to first floor and door into:

**FAMILY LOUNGE: 15'2 x 10'8:**

PVC double glazed leaded window to fore, electric fire set within a stone-effect surround, radiator, door back to hall and into:

**FITTED KITCHEN / DINING AREA: 13'9 x 8'9:**

PVC double glazed patio doors and windows to rear, matching wall and base units with recesses for fridge / freezer, dryer, washing machine and dishwasher, integrated oven, edged work surfaces with four ring gas hob and extractor canopy over, stainless steel sink drainer unit, tiled splashbacks, radiator, space for dining table, door to under stairs cupboard and back to lounge.

**STAIRS & LANDING:**

PVC double glazed obscure window to side, doors open to two bedrooms, a family bathroom and airing cupboard.

**BEDROOM ONE: 13'1 (to built-in wardrobes) x 9'8 max / 7'7 min:**

PVC double glazed window to rear, radiator, fitted wardrobes, door back to landing and to:

**ENSUITE SHOWER ROOM:**

PVC double glazed obscure window to rear, step-in shower cubicle with glazed sliding door, vanity unit with low level WC and wash hand basin, ladder style radiator, tiled splashbacks and flooring, door back to bedroom.

**BEDROOM TWO: 8'3 x 7'9:**

PVC double glazed leaded window to fore, radiator, door to landing.

**FAMILY BATHROOM:**

PVC double glazed leaded obscure window to fore, suite comprising vanity wash hand basin, low level WC and bath with glazed splash screen to side, radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:**

Paved patio advances from the property and leads to lawn, mature, well-manicured borders line the property's perimeter and provide further patio to the rear, access is given back into the property via PVC double glazed patio doors to kitchen / diner.



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 Leasehold. (Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

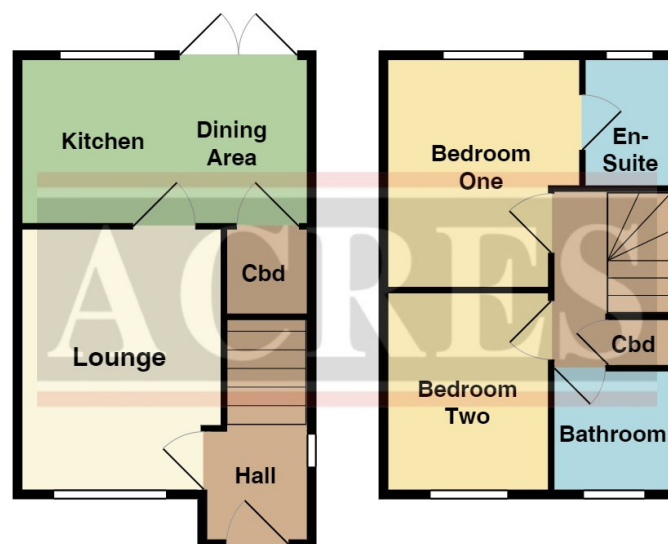
**COUNCIL TAX BAND:** C

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

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



Cranwell Grove, B24 0RL



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