

ACRES

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- * Traditional three/four bedroomed semi detached
- * Superb, fully comprehensive bathroom
- * Attractive lounge with bay to fore
- * Considerable kitchen through dining space
- * Office/study or potential bedroom four
- * Appealing understairs guest cloakroom/ WC
- * Sweeping block paved drive to fore
- * Private and mature rear garden
- * Sought-after position of Erdington
- * Excellent commuter links nearby



66, BEECHES DRIVE, ERDINGTON, B24 0DT ~ Offers around £395,000

This charming and traditional, three-bedroomed, freehold semi-detached family home is ideally situated in a highly sought-after area of Erdington, finding itself nestled close to excellent commuter links, a variety of shopping amenities, and reputable schools, ensuring convenience and comfort for families. The home is just a stone's throw away from beautiful public parks which are perfect for leisurely strolls, and is near a local golf course, appealing to sports enthusiasts. The vibrant communities of Wylde Green and Walmley are within easy reach, providing a range of additional amenities and social opportunities, together with readily available bus services and the cross city rail line at Chester Road Station. Modern and stylish interiors provide scope for further conversion and represent a fantastic opportunity to secure a family home in one of Erdington's most desirable locations. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall leading into a family lounge, considerable fitted kitchen through dining space, guest cloakroom/WC and a converted garage space that now allows for office/study, or even a fourth bedroom. To the first floor, three double bedrooms are obtained, as well as a superb, fully comprehensive family bathroom. Externally, a multivehicular block paved drive leads to the home and side entrance, concrete paving advances from the rear into lawn and mature shrubs privatise the home's perimeters. To fully appreciate the property on offer, its delightful improvements and vast living proportions, we highly recommend internal inspection. EPC Rating D.

Set back from the road behind a substantial, multi vehicular, block paved drive, access is gained into the property via a PVC double glazed door into:

PORCH: An internal obscure glazed door opens to:

DEEP ENTRANCE HALL: PVC double glazed leaded obscure window to fore, doors open to lounge, access into an imposing fitted breakfast kitchen through dining space, under-stairs guest WC and sliding door into a converted garage space, now offering office / study and potential bedroom four, radiator, stairs off to first floor.

LOUNGE: 15'1 (into bay) x 11'8 max / 10'11 min: PVC double glazed leaded bay window to fore, radiator, door back to hall.

SUPERB FITTED KITCHEN THROUGH DINING SPACE: 26'1 x 15'6 max / 9'1 min: PVC double glazed bay patio doors leading to garden and having windows to kitchen overlooking garden, matching wall and base units with integrated oven, dishwasher, washing machine and dryer, recess for free-standing fridge / freezer, edged work surfaces with five ring gas hob having extractor canopy over, one and a half sink drainer unit, matching upstands behind, radiators, space for dining table or potential lounging suite, door gives access back out to hall and a PVC double glazed obscure door opens to side.

UNDER STAIRS GUEST W.C: Suite comprising low level WC and wash hand basin, radiator, door opens back to hall.

OFFICE / STUDY OR POTENTIAL BEDROOM FOUR: 13'11 x 7'0: PVC double glazed leaded windows to fore, radiator, door opens to built-in storage, sliding door opens back to entrance hall.

STAIRS & LANDING: PVC double glazed leaded window to side, doors open to a fully comprehensive bathroom and three double bedrooms.

BEDROOM ONE: 15'1 (into bay) x 11'7 max / 10'11 min: PVC double glazed leaded bay window to fore, radiator, door back to landing.

BEDROOM TWO: 13'10 (into bay) x 12'2 max / 10'11 min: PVC double glazed bay window to rear, radiator, door back to landing.

BEDROOM THREE: 14'7 (max floor space with restricted ceiling height) 9'8 x 7'11 (providing natural head height): PVC double glazed leaded window to fore, door opens to built-in storage having window to rear, radiator, door back to landing.

FULLY COMPREHENSIVE FAMILY BATHROOM: PVC double glazed obscure windows to side and to rear, suite comprising bath, step-in shower cubicle with glazed splash screens to side, low level WC and vanity wash hand basin, ladder style radiator, tiled splashbacks, door back to landing.

REAR GARDEN: A vast patio leads from the accommodation and advances into lawn, mature shrubs and bushes line the perimeter and privatise the accommodation with access being gained back into the property via PVC double glazed patio doors into kitchen / diner and a side obscure door into kitchen.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



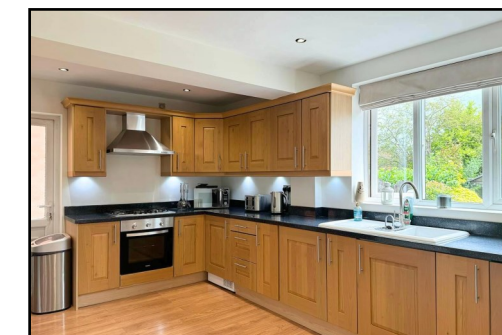
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

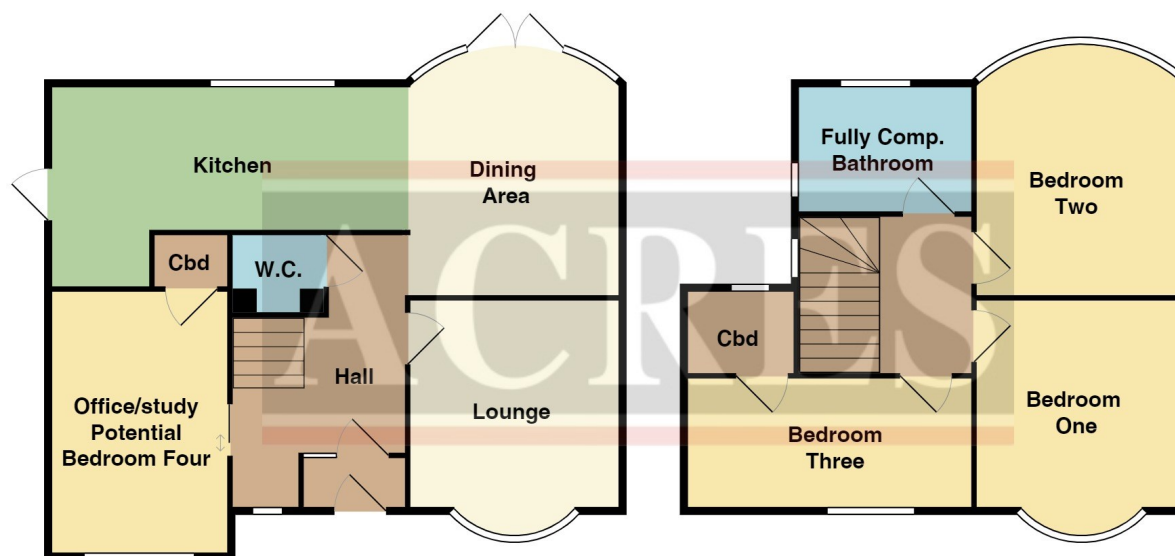
COUNCIL TAX BAND: D

FIXTURES & FITTINGS: As per sales details.

VIEWING: Recommended via Acres on 0121 313 2888



Beeches Drive, B24 0DT



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	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.