

# ACRES

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- Extended, three bedroomed detached home
- Superb, fully comprehensive family bathroom
- Attractive lounge with bay to fore
- Extended rear dining room
- Substantial fitted breakfast kitchen
- Guest cloakroom/w.c. & single garage
- Sizeable cobble print drive to fore
- Impressive rear garden
- Envious position of Erdington
- Scope for personalisation



***46, ROLLASON ROAD, ERDINGTON, B24 9BH ~ Offers in Excess of £390,000***

This well-presented and extensively improved, three-bedroomed and detached family home is nestled in an enviable, sought-after location of Erdington. The property boasts a prime position with ease of access to local amenities, facilities, and excellent commuter links, including readily available bus services. Families will appreciate the proximity to well-regarded schools, as well as nearby open public spaces of which offer a perfect balance of convenience and leisure. The home is offered in 'turnkey' condition, meaning it is ready for immediate occupancy, with stylish and modern improvements throughout. However, there remains ample opportunity for further redevelopment and personalisation to suit the next owner's unique preferences. Benefitting from the provision of gas central heating and pvc double glazing (both where specified), internal rooms currently briefly comprise: porch, deep entrance hall with renewed Herringbone flooring, lounge with bay window to fore, extended rear dining room, considerable fitted breakfast kitchen and a guest cloakroom/w.c. completes the ground floor accommodation. To the first floor, three well proportioned bedrooms are provided with the first two, offering fitted wardrobes, a superb, fully comprehensive bathroom services all rooms. Externally, a multivehicular cobble print drive leads to the home and a single garage with 50/50 split door to fore, to the rear, paving and lawn is provided with access being given back into the home via dining room and fitted breakfast kitchen. To fully appreciate the impressive home on offer, we highly recommend internal inspection.

Set back from the road behind a multi vehicular cobbled drive, access is gained into the accommodation via PVC double glazed leaded doors with windows to side into:

**ENCLOSED PORCH:** Further PVC double glazed obscure door opens to deep entrance hall, glazed doors open to Lounge, fitted breakfast kitchen and dining room, solid doors to understairs storage and guest cloakroom/WC, radiator and stairs off to first floor.

**FAMILY LOUNGE: 14'03" INTO BAY X 12'02" MAX 12' MIN:** Pvc double glazed bay window to fore, gas coal effect fire set upon a granite hearth having matching surround and mantle over, glazed double doors open to dining room, radiator, single glazed door opens back to entrance hall.

**EXTENDED DINING ROOM: 21' X 10'04":** Pvc double glazed patio doors with windows to side opens to rear, space for dining table and sofa suite, radiator, glazed double doors open back to lounge, glazed single doors open to hall and to:

**FITTED BREAKFAST KITCHEN: 18'09" X 16' MAX X 14'11" MIN:** Pvc Double glazed patio doors and windows to rear, matching wall and base units with a variety of drawers, cupboards and glazed eye level units, integrated dishwasher and oven with grill over, recesses for washing machine and free standing American style fridge/freezer, rolled edged work surfaces, five ring gas hob with extractor fan over, sink drainer unit, tiled splash backs, space for breakfast stools into a breakfast bar, glazed doors to hall and dining room, radiators, internal door to garage and further Pvc double glazed obscure window opens to side.

**GUEST CLOAKROOM/W.C:** Suite comprising of low level W.C and vanity hand wash basin, tiled splashbacks and floor, door back to entrance hall.

**FIRST FLOOR LANDING:** Pvc leaded and stained glass window to side, doors open to three bedrooms and a family bathroom

**BEDROOM ONE: 12' X 8'06":** Pvc double glazed window to fore, built in wardrobes, space for double bed and complimenting suite, radiator, door back to landing.

**BEDROOM TWO: 12' X 10'04":** Pvc double glazed window to rear, fitted wardrobes, space for double bed and complementing suite, radiator, door back to landing.

**BEDROOM THREE: 8'04" X 7'10":** Pvc double glazed window to fore, radiator, door back to landing.

**FULLY COMPREHENSIVE FAMILY BATHROOM:** Pvc double glazed obscure window to rear, suite comprising bath, step in shower cubicle with glazed sliding door to fore, vanity wash hand basin and low level WC, ladder style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** Paved patio advances from the accommodation and leads to a brick built boarder with steps to centre and ramp to side, lawn having mature shrubs and bushes lines the perimeter with access being gained back into the home via Pvc double glazed doors to fitted breakfast/kitchen and dining room.

**GARAGE 16 '02" x 8'01":** (Please check suitability for your own vehicle) 50/50 split doors open to fore, internal door opens back to fitted breakfast/kitchen.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



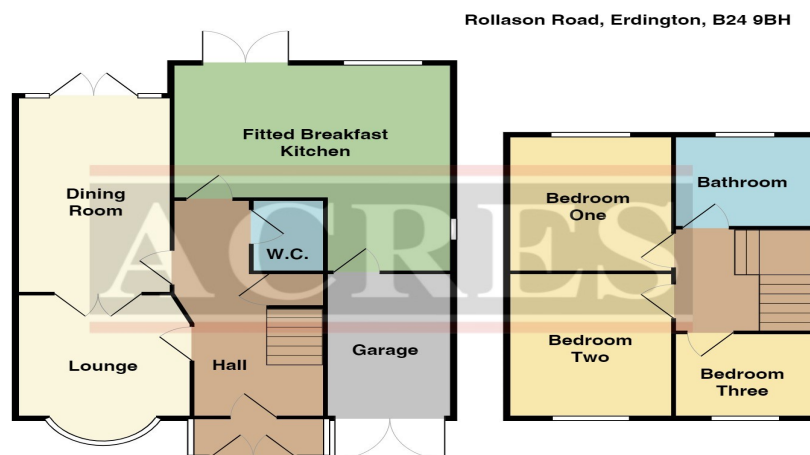
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested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

**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	65 D	
39-54	E		
21-38	F		
1-20	G		