

ACRES

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- * Three bedroomed, extended semi detached home
- * Well-appointed wet room & separate WC
- * Sizeable family lounge with bay to fore
- * Spacious rear dining room
- * Extended fitted kitchen
- * Guest cloakroom/WC
- * Block paved drive to fore
- * Impressive rear garden providing garage & off road
- * Potential for further development & modernisation
- * Excellent position close to amenities



79, HANSONS BRIDGE ROAD, ERDINGTON, B24 0PE ~ Offers in Excess of £250,000

Nestled on the border of Erdington and Walmley, this inviting, three-bedroomed semi-detached, freehold family home offers suburban tranquillity and urban convenience. The property has been thoughtfully extended, providing ample space for a growing family while presenting a superb opportunity for further improvement and personalisation. Located within easy reach of local shopping amenities and facilities, this home is positioned for ultimate convenience, with public transportation readily accessible just a short walk away on Echelhurst Road allowing for ease of commute to surrounding town and city centre locations. Residents can enjoy the nearby public park which on a yearly basis, hosts the famous 'Gandey's Circus', whilst being a fantastic spot for outdoor activities or leisurely strolls. Whether you're looking for a family-ready home or an investment property with future potential, this property promises a versatile lifestyle in a sought-after location. Benefitting from the provision of gas central heating and PVC double glazing, (both where specified), this appealing home currently briefly comprises: porch, deep entrance hall, family lounge with bay window to fore, spacious rear dining room, extended fitted kitchen and an under-stairs guest cloakroom/WC. To the first floor, three well-proportioned bedrooms are offered, the master and second having bay windows, a family wet room and separate WC complete the internal accommodation. Externally, an enlarged block paved drive is provided for two cars, to the rear, patio advances from the home and leads to lawn, mature shrubs and bushes line the perimeter with a single garage providing 50 / 50 doors opening to a rear track. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING D.

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

PORCH: An internal obscure glazed door with window to side opens into:

DEEP ENTRANCE HALL: PVC double glazed obscure window to side, doors open to family lounge, rear dining room, fitted kitchen, guest storage, radiator, stairs off to first floor.

FAMILY LOUNGE: 14'1 x 9'11 max: PVC double glazed bay window to fore, gas fire set upon a tiled hearth, space for complete lounge suite, radiator, door back to entrance hall.

REAR DINING ROOM: 14'5 x 9'11 max / 8'9 min: PVC double glazed bay window to rear, electric coal-effect fire set upon a tiled hearth, radiator, space for dining table and complimenting chairs, door to entrance hall and glazed door to:

FITTED KITCHEN: 15'4 x 9'9 max / 5'7 min: PVC double glazed windows and doors to rear garden, obscure door to side opens to side access, matching wall and base units with recesses for fridge / freezer, washing machine and dishwasher, radiator, integral oven, roll edged work surfaces having stainless steel sink drainer unit, four ring electric induction hob having extractor canopy over, tiled splashbacks, glazed door back to dining room and door to hall.

GUEST CLOAKROOM / WC: PVC double glazed obscure window to side, suite comprising wash hand basin and low level WC, door to hall.

STAIRS & LANDING: PVC double glazed obscure window to side, doors open to three bedrooms, a family wet room and separate WC.

BEDROOM ONE: 14'9 (into bay) x 12'2 max / 9'6 min: PVC double glazed bay window to fore, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM TWO: 14'4 (into bay) x 11'11 max / 9'5 min: PVC double glazed bay window to rear, radiator, space for double bed and complimenting suite, door back to landing.

BEDROOM THREE: 9'1 x 6'10 max / 6'4 min: PVC double glazed window to fore, over-stairs storage and space for bed, radiator, door back to landing.

WET ROOM: PVC double glazed obscure window to rear, suite comprising step-in wet area and pedestal wash hand basin, radiator, tiled splashbacks, doors open to storage.

WC: PVC double glazed obscure window to side, low level WC, door back to landing.

REAR GARDEN: A paved patio advances from the accommodation and leads to lawn, mature shrubs and bushes line the property's perimeter with access being gained into a rear garage.

GARAGE: **(Please check the suitability for your own vehicle use):** Window and door leads to garden, 50/50 split timber doors open to track.



FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE



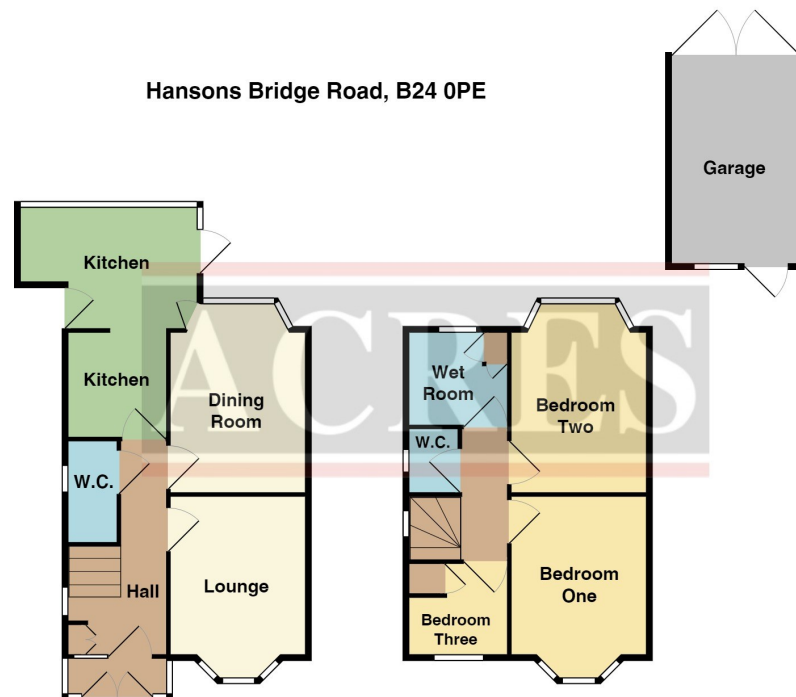
Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested 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		85 B
69-80	C		
55-68	D	55 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.