

ACRES

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- * *** AVAILABLE VIA MODERN METHOD OF AUCTION ***
- * Two bedroomed, semi detached family home
- * Built-in wardrobes to master room
- * Well-appointed family bathroom
- * Spacious lounge
- * Fitted breakfast kitchen
- * Tarmac drive to fore
- * Private and mature rear garden
- * Vast scope for personalisation
- * Excellent opportunity
- * No onward chain



11 MARSHBROOK CLOSE, ERDINGTON, B24 0NT ~ Guide Price £170,000

***** AVAILABLE VIA MODERN METHOD OF AUCTION ***** Situated in a peaceful cul-de-sac and being set back from the main road, this two-bedroomed, semi-detached leasehold home offers an inviting combination of privacy, security and convenience. Perfectly positioned for modern living, the property is ideal for first-time buyers, downsizers, and investors alike, presenting a fantastic opportunity for personalisation and customisation to make it truly your own. The home is located within easy reach of essential shopping amenities and facilities to ensure daily needs are met with ease, commuters will appreciate the excellent transport links which include: readily available bus services on Chester Road and to the cross-city rail line at Chester Road Station. For families and leisure seekers, the area boasts well-regarded schools and the nearby Pype Hayes Park, which not only offers green space but also hosts the renowned Gandeys Circus annually, adding a touch of vibrancy and entertainment to the local community. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), a house alarm provides further peace of mind and no onward chain is also offered, internal rooms currently briefly comprise: entrance hall, family lounge with access to understairs storage and the provision of extractor for dryer, a fitted breakfast kitchen with patio doors opens into the rear garden. To the first floor, two well-proportioned bedrooms are obtainable with the master incorporating built-in wardrobe and over-stairs store suitable for further hanging space, an updated family bathroom completes the internal accommodation. Externally, a tarmac drive leads into the home with paved path to side, a gravel and tree-lined border advances to side access. To the rear, paved patio continues and progresses into a raised lawn area, timber sleepers separate the pair and mature, bush-filled perimeters seclude the home. To fully appreciate the home on offer, we highly recommend internal inspection. EPC RATING C.

Set back from the road behind a multi vehicular tarmac drive with paved path to side, together with mature conifer and gravel, access is given into the accommodation via a PVC double glazed obscure door into:

ENTRANCE HALL:

Radiator, stairs off to first floor, alarm key panel is provided to side, door opens to:

LOUNGE: 13'3 x 10'1:

PVC double glazed window to fore, electric coal-effect fire set upon a granite hearth having matching surround and period mantel over, radiator, door leads back to hall and to understairs storage in which provision is given for a dryer, further door opens to:

BREAKFAST KITCHEN: 13'4 x 8'5:

PVC double glazed window and patio doors open to rear garden, matching wall and base units with integrated oven, recesses for fridge / freezer, washing machine and breakfast table, roll edged work surfaces with one and a half stainless steel sink drainer unit, four ring gas hob having extractor canopy over, tiled splashbacks, radiator, door opens back to lounge.

STAIRS & LANDING:

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

BEDROOM ONE: 12'5 x 11'5 max / 10'2 min:

PVC double glazed window to fore, built-in wardrobe, radiator, door to over-stairs storage and door back to landing.

BEDROOM TWO: 10'4 x 6'5:

PVC double glazed window to rear, radiator, door back to landing.

FAMILY BATHROOM:

PVC double glazed obscure window to rear, suite comprising bath, low level WC and pedestal wash hand basin, tiled splashbacks, radiator, door back to landing.

REAR GARDEN:

A paved patio advances from the accommodation and leads to raised lawn behind timber garden beds, shrubs and bushes line the property's perimeters with access being given down to the side of the accommodation and back into the home via PVC double glazed sliding patio doors into kitchen.



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TENURE:

COUNCIL TAX BAND:

FIXTURES & FITTINGS:

VIEWING:

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)

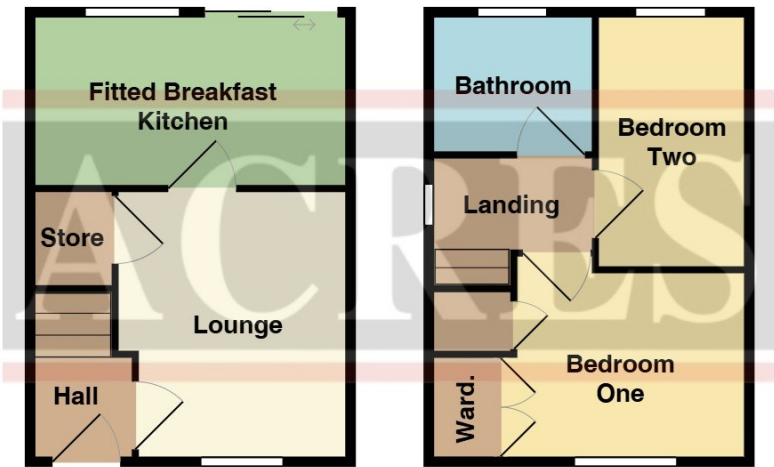
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As per sales details.

Recommended via Acres on 0121 313 2888



Marshbrook Close, B24 0NT



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	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		