

# ACRES

Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP  
☎ 0121 313 2888 ✉ walmley@acres.co.uk @ www.acres.co.uk



- \* Semi detached, three bedroomed family home
- \* Beautifully extended and modernised
- \* Superb family bathroom
- \* Attractive lounge with bay
- \* Considerable fitted breakfast kitchen
- \* Side utility/veranda
- \* Multivehicular cobble print drive
- \* Delightful rear garden with single garage
- \* Excellent, 'turn key' condition
- \* Close to local amenities & facilities



***19, Woodacre Road, Erdington, B24 0JT ~ Offers around £350,000***

This stunning, three-bedroomed semi-detached family home in Erdington is a perfect blend of modern style and practicality. Extended to provide additional living space, this freehold property boasts beautifully designed, contemporary interiors throughout making it ready to move into and ideal for modern family living. Located in a highly convenient area, the home is within close proximity to well-regarded schools, making it an excellent choice for families. Commuter links are in abundance providing ease of access to Birmingham city centre and surrounding areas, while local shopping amenities and essential facilities are just a short distance away, ensuring convenience and accessibility for everyday needs. Benefitting from the provision of gas central heating and PVC double glazing (both where specified), complete transformation of this home over a number of years now presents a truly magnificent accommodation. Internal rooms currently briefly comprise, porch, deep entrance hall with doors opening to a delightful family lounge with bay window and electric, stove-effect fire, under-stairs storage and an extended, superb fitted breakfast kitchen with family area and dining. To the first floor, three well-proportioned bedrooms are offered, the master boasting bay window, all rooms are serviced by an outstanding family bathroom. Externally, a cobble print multivehicular drive leads to the home with access to a side utility/veranda, within, space is provided for storage and washing facilities, to the rear a renewed patio advances from the home, well-manicured lawn together with a garden bed progresses to a single rear garage, off-road access is provided behind. To fully appreciate the home on offer, we highly recommend internal inspection. EPC Rating E.

Set back from the road behind a cobble print drive with brick pillars to fore, access is given into the accommodation via a PVC double glazed obscure door into:

**PORCH:** Tiled flooring, a further PVC double glazed obscure door opens into:

**ENTRANCE HALL:** PVC double glazed leaded window to garage, stairs off to first floor, tiled flooring, radiator, doors open to under-stairs storage, extended fitted breakfast kitchen and family lounge.

**FAMILY LOUNGE: 14'3 (into bay) x 12'0 max / 11'7 min:** PVC double glazed leaded bay window to fore, space for complete lounge suite, recess to chimney breast for electric, stove-effect fire, radiator, door back to entrance hall.

**EXTENDED FITTED BREAKFAST KITCHEN: 18'9 x 18'2 max / 8'9 min:** PVC double glazed leaded windows to rear having patio doors to side, matching wall and base units with a variety of integrated appliances including dishwasher and fridge / freezer, recess for free-standing range master style cooker with extractor canopy over, edged work surfaces with butler sink, tiled splashbacks, radiators, recess to chimney breast for electric stove-style fire, space for dining table and sofa, tiled flooring, internal door opens back to entrance hall, PVC double glazed leaded door with window to side opens to:

**SIDE PASSAGE: 22'3 x 3'6:** PVC double glazed obscure windowed door to fore, further PVC double glazed leaded window to entrance hall, space for washing machine and dryer, a rear door opens to garden.

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

**BEDROOM ONE: 14'8 (into bay) x 11'8 max / 10'8 min:** PVC double glazed leaded bay window to fore, space for double bed and complimenting bedroom suite, radiator, door back to landing.

**BEDROOM TWO: 11'9 x 10'2:** PVC double glazed leaded window to rear, space for double bed and complimenting bedroom suite, radiator, door back to landing.

**BEDROOM THREE: 9'0 x 7'7:** PVC double glazed leaded window to fore, space for bed and suite, radiator, door to landing.

**FAMILY BATHROOM:** PVC double glazed leaded obscure window to rear, suite comprising free-standing deep bath, vanity wash hand basin and WC, ladder-style radiator, tiled splashbacks and flooring, door back to landing.

**REAR GARDEN:** A renewed patio leads from the accommodation and advances to lawn, well-manicured garden borders are provided and lead to a single garage, a PVC double glazed obscure door with window to side opens into:

**GARAGE:** [\(Please check the suitability for your own vehicle use\)](#)







**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:**

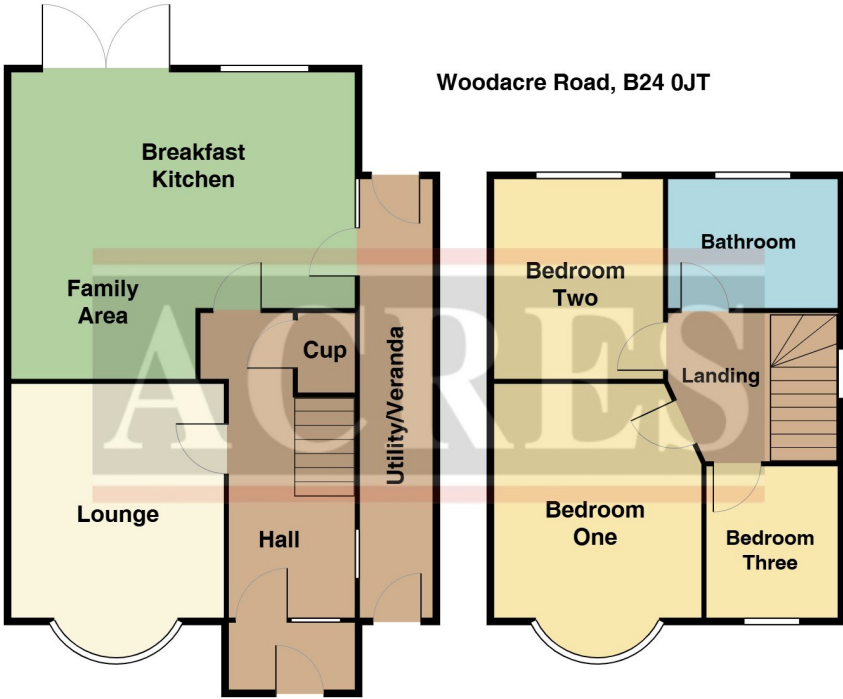
C

**FIXTURES & FITTINGS:**

As per sales details.

**VIEWING:**

Recommended via Acres on 0121 313 2888



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	48 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.